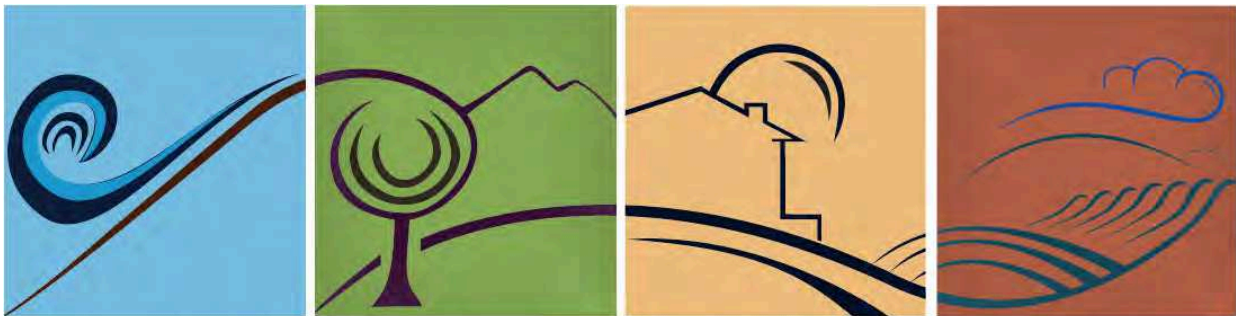
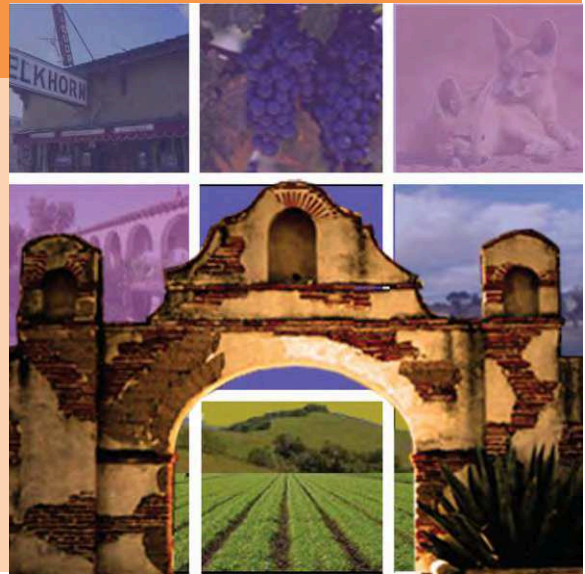


SAN MIGUEL

Community Plan

Public Review Draft
June 2013



PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO

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San Miguel Community Plan

Public Review Draft

June 2013

County of San Luis Obispo

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June 19, 2013

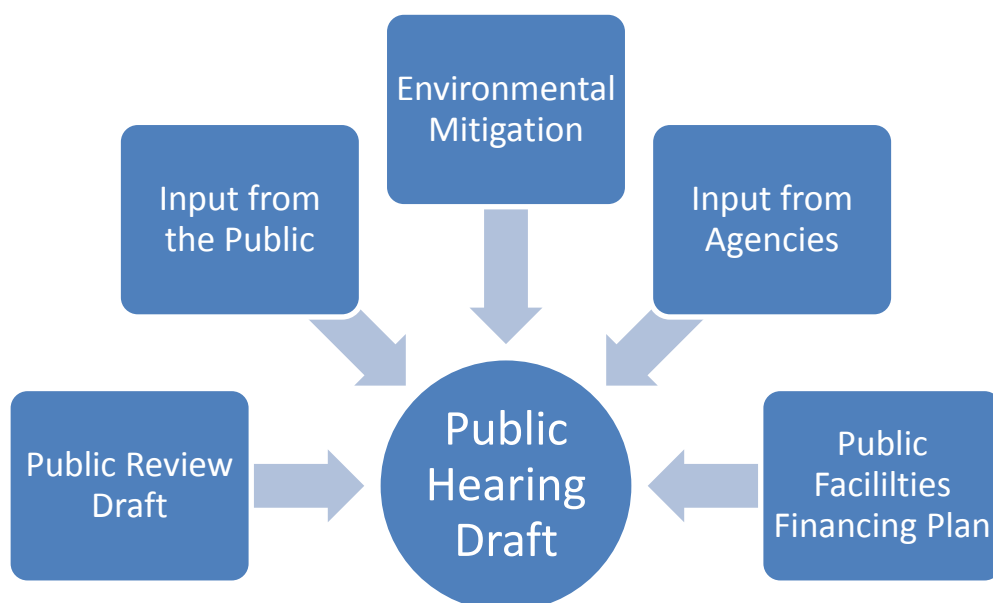
Subject: **Public Review Draft – San Miguel Community Plan**

To Residents of San Miguel and Interested Parties:

The attached document (also available at <http://www.slocounty.ca.gov/planning/sanmiguel>) is the **Public Review Draft** of the San Miguel Community Plan. We encourage you to review this draft plan and submit comments to the County Planning and Building Department by **August 20, 2013**.

This first draft is being released after careful consideration of public input, local planning policies and state law, local conditions, and expected growth. This draft focuses on planning for a healthy community, economic development, and funding for public facilities.

Before any public hearings are set, the plan will need to undergo revisions. These revisions will include a plan for financing needed improvements to the water and sewer systems, roads, and other public facilities. In addition, the plan will be revised to include environmental mitigation measures identified in the Environmental Impact Report (EIR), which is the next major step in the process. The plan will also address input received from the public and from government agencies and local organizations. The resulting document – the **Public Hearing Draft** – is expected to be released in early 2014, together with the Draft EIR.



How can I submit my comments?

San Miguel Forward Attend a San Miguel Forward Collaborative meeting. The next meeting is scheduled for June 24, 2013 at 7:00pm at the fire station (1150 Mission Street). You can also check <http://www.discover-sanmiguel.com> for more information.

By phone Contact Michael Conger at (805) 781-5136.

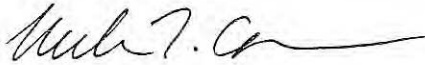
By mail..... San Luis Obispo County Planning and Building Department
Attn: Michael Conger
976 Osos Street, Room 300
San Luis Obispo, Calif. 93408

By email..... Contact Michael Conger at mconger@co.slo.ca.us

After the Public Hearing Draft is developed, there will also be opportunities to comment on that and speak at public hearings before the Planning Commission and Board of Supervisors.

We look forward to hearing from you.

Sincerely,



Michael Conger
Project Manager

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1

INTRODUCTION

San Miguel Community Plan



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The San Miguel Community Plan establishes a vision for the future that will guide development through the year 2035. The vision described in this plan was started with a comprehensive outreach process conducted by California Polytechnic State University, City and Regional Planning students in 2010 and 2011. The resulting vision statement was then refined by San Miguel Forward Collaborative, which formed in 2012 to provide consensus-based input from residents of San Miguel. San Miguel is a diverse community with diverse viewpoints, opinions, wants, and needs. Nonetheless, this outreach process suggests that the community is united in a common vision of a healthy, prosperous, and orderly future for San Miguel. This Plan contains policies, programs, and guidelines to help achieve that vision and implement the goals and principles of the General Plan.

The San Miguel Community Plan seeks to balance the needs of the growing population with preservation of natural and historic resources, while allowing sufficient flexibility to accommodate changing economic conditions.

The San Miguel Community Plan serves as a bridge between countywide goals in the San Luis Obispo County General Plan and the specific needs of the community. Based on San Miguel's physical, demographic, and economic characteristics, the Community Plan provides a basis for land use decisions and other related actions.

For implementation, the Plan relies on tools such as the San Luis Obispo County Land Use Ordinance, including Community Planning Standards in Article 10, land division regulations, capital improvement programs, and a variety of special purpose ordinances and programs. This plan also incorporates the 2003 San Miguel Design Plan. Development requiring County approvals such as land divisions and land use permits must be consistent with the San Miguel Community Plan and its associated standards.

[REDACTED] [REDACTED]

The role of the Community Plan. This Community Plan brings together policies, programs, and guidelines previously contained in the Salinas River Area Plan (1996) and the San Miguel Design Plan (2003). The goal of a community plan is to bring together all applicable aspects of land use and circulation planning in a community for consideration in one single planning document. Community plans allow each community to address land use and circulation issues in their own way, based upon the vision, wants, and needs of that community.

A change in focus. Community plans are typically updated for a 20-year time frame. As time passes, the major community planning issues also change. This Plan was initiated by the Board of Supervisors in 2011. At that time, the Board authorized particular focus to be placed on making San Miguel a healthy, economically viable community with complete infrastructure and public facilities.

A healthy community – As of 2013, concerns over healthy living are increasingly common. Public health professionals agree that the built environment plays a role in our ability to maintain our well-being. In order to encourage walking, biking, and other outdoor recreation, a community must have sufficient parkland, trails, sidewalks, bike lanes, and other infrastructure. Amenities like shade trees, park benches, and street lighting can also make outdoor activities a safer and more pleasant experience.

An economically viable community – In 2013, San Miguel qualifies under state law as a disadvantaged community, based on its average per capita income. Few head-of-household jobs exist in the community, and many residents commute to Paso Robles or beyond for employment. San Miguel’s historic resources and location make it suitable for further tourism-oriented development. Additionally, targeting growing business sectors, such as small-scale manufacturing, may help bring jobs to the community, providing more opportunities to live and work in San Miguel.

A “complete” community – Growth cannot be considered “strategic” if there are insufficient public facilities or infrastructure to support that growth. To ensure that communities are complete in terms of public facilities and infrastructure, this Plan seeks to take a more proactive role in planning for new public amenities. Chapter 8 of this plan contains a Public Facilities Financing Plan, which shows how the facilities and infrastructure needed for growth can be funded and phased in alignment with new development.

San Miguel in 2035. This Plan is based on a horizon year of 2035. In 2035, San Miguel is projected to have about 3,650 residents. Although there are new areas where development can happen, most new growth will occur as infill development in existing neighborhoods and new cluster subdivisions and mixed housing developments east of the railroad.

Guiding Principles

COUNTY MISSION

Serve the community with pride to enhance the economic, environmental, and social quality of life in San Luis Obispo County.

COUNTY VISION

Create and maintain a place that is safe, healthy, livable, prosperous, and well-governed.

PLANNING AND BUILDING

DEPARTMENT MISSION

*Promoting the wise use of land;
Helping to build great communities.*

The unincorporated community of San Miguel is home to approximately 2,400 residents (2010 Census) and is located in the Salinas River Valley of central California, approximately seven miles north of the City of Paso Robles. The community lies near the confluence of the Estrella and Salinas Rivers, adjacent to the site of the historic Mission San Miguel Arcangel.

1-3.1: Study Area

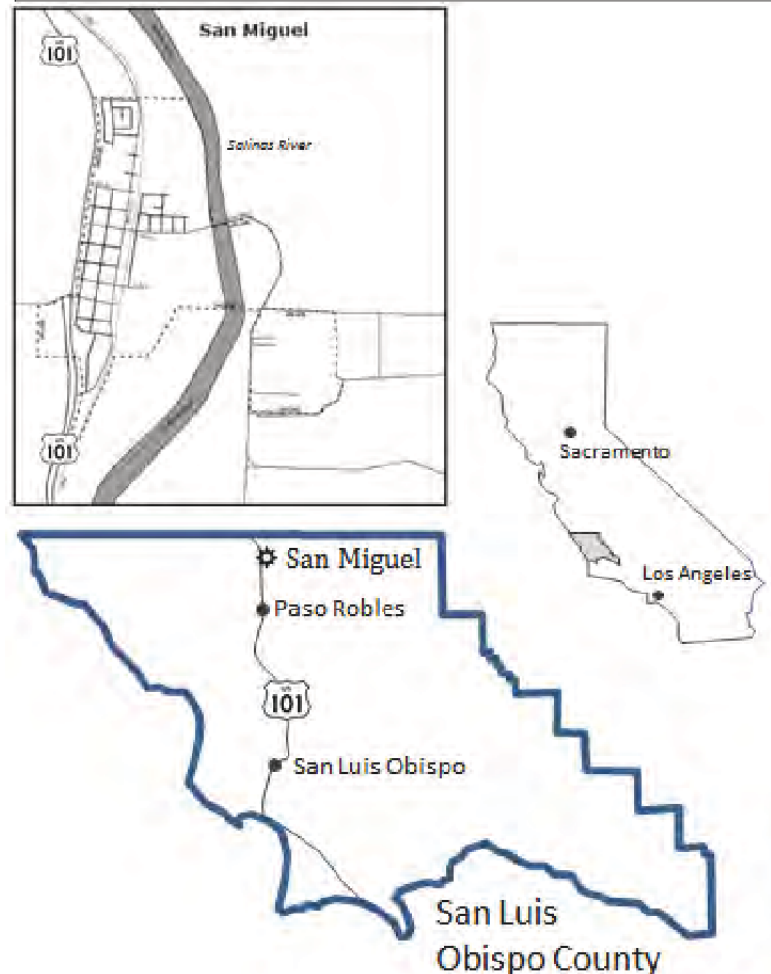
In 2011, the County Board of Supervisors approved a study area that includes all lands within the 2011 Urban Reserve Line (URL), as well as areas for potential community expansion beyond the URL, but still within the Community Services District's boundaries. In preparing this Plan, the County limited its planning efforts to this study area.

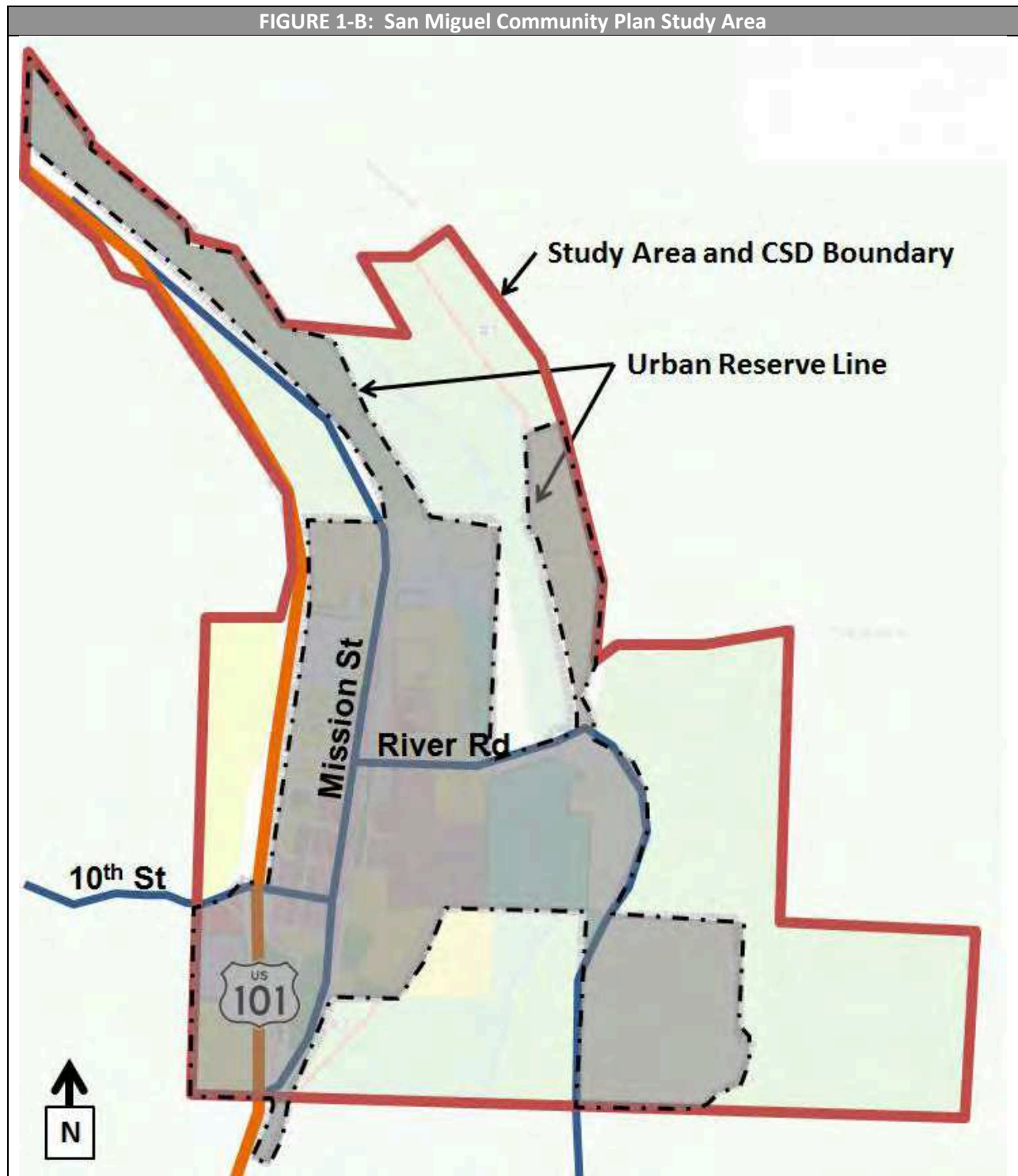
1-3.2: San Miguel Urban Area

In 2013, San Miguel's urban area, which is identified by its Urban Reserve Line (URL) on the County's official maps, includes all areas between Highway 101 and the Salinas River, between the northbound Mission Street off ramp and 20th Street. A portion of the urban area extends west of the highway to include the area along Cemetery Road south of 10th Street to the cemetery. East of the river, the urban area includes the Power Road area and the western portion of the San Lawrence Terrace tract.

This Community Plan includes a proposal to expand the URL to encompass an approximately 50-acre portion of the former landing strip property located between Indian Valley Road and the Salinas River. This Plan also expands the URL to include roughly 110 acres located north of 20th Street, generally between Mission Street and the Salinas River. This area is intended to remain in agricultural use as a "holding zone" until access problems are resolved and the appropriate amount and type of urban development is determined through a future amendment to this Plan.

FIGURE 1-A: San Miguel in a Regional Context





1-4.1: The Plan's Structure

A community plan is both a policy document and an implementation document. Accordingly, this Plan includes a vision statement, goals and policies. Policies are more descriptive statements that expand on and implement the goals in this Plan and in the County General Plan. The policies, in turn, are implemented through programs, standards, and guidelines.

Goals are the targets that this Plan seeks to achieve. While there may be many ways to achieve a goal, future actions are guided by plan policies.

Policies are guiding principles that help to inform decisions made by the County and other government agencies concerning future growth in the community. Policies are located at the end of each chapter and are summarized in Section 1-10 at the end of this chapter.

Programs are recommended actions, rather than mandatory requirements. A program may be initiated by the County or another agency or group. Since many recommended programs involve making public expenditures or securing other funds, their initiation will depend upon the availability of funding. Programs are located at the end of each chapter of this Plan.

Standards are requirements that must be complied with and included in the design of development projects, as applicable. Standards assure consistency throughout the community or within a particular land use category or combining designation. Standards are found in Article 10 of the Land Use Ordinance, Title 22 of the County Code. Draft standards are contained in Chapter 9.

Guidelines are recommended development features or techniques that help achieve a desired effect through alternatives to precise or fixed standards. Guidelines are found in Chapter 9.

1-4.2: The Plan's Organization

The Plan's Organization is as follows:

Chapter 1 (Introduction) describes the purpose of the San Miguel Community Plan, setting, plan structure and organization, vision, community plan goals and principles, community participation, and authority.

Chapter 2 (Population and Economy) provides details regarding the population, economic policies and programs, and economic development for the community.

Chapter 3 (Land Use and Neighborhood Design) describes land use policies and programs for land uses such as residential, commercial, industrial, recreational, institutional, agricultural, flood plains, and historic areas. It also includes a vision for the Mission Street commercial corridor.

Chapter 4 (Natural Resources, Cultural Resources and Energy Conservation) outlines policies and programs that deal with natural and cultural resources. This includes archaeological, historical, water and biological resources, as well as energy conservation.

Chapter 5 (Transportation and Circulation) describes the circulation pattern throughout the community for all types of transportation, including vehicles, pedestrians and bicycles. This chapter establishes transportation and circulation policies and programs. It includes street classifications and street sections; public street improvements; traffic calming; bicycle, pedestrian and recreational trail facilities; and public transit.

Chapter 6 (Public Facilities and Services) describes the key services and facilities needed to serve the community, including schools, parks, fire protection, law enforcement, a library, a health clinic, and solid waste disposal.

Chapter 7 (Infrastructure and Utilities) discusses the major infrastructure and utilities needed to serve the community. This chapter addresses water systems, wastewater, stormwater, flood management, and utilities.

Chapter 8 (Public Facilities Financing Plan – PFFP) estimates the tentative costs and identifies financing methods for the major public facilities needed to support the community. The major public facilities include streets, sidewalks, water and sewer systems, drainage, parks, and libraries. *Note: For this Public Review Draft Plan, this chapter is purposefully left out. It is anticipated that the types of public facilities or the extent of facilities may change based on input from the public (in particular, regarding Chapters 5, 6, and 7). Deferring this chapter will save the expense of preparing and then significantly revising the PFFP based on this input. The PFFP will be released for public review and comment as a separate document prior to completing the Public Hearing Draft of the Community Plan.*

Chapter 9 (Implementation) describes how the Community Plan is administered and how its policies will be implemented. The chapter also includes development guidelines, a table that identifies where and when mitigation measures from the Environmental Impact Report (EIR) are applicable, and a consolidated implementation program table. *Note: the EIR is to be prepared after the review of this Public Review Draft Plan is complete. The EIR will also be released for public review and comment prior to conducting public hearings.*



The Community Plan reflects the community's preferences for building upon its cultural and historic significance and drawing in new business, residents, and tourists. At the same time, it embraces common-sense approaches to achieve a sustainable community. To achieve this, the community seeks to embrace strategies such as: enhancing local commerce, building a sense of community pride and responsibility, and sharing unique historic and cultural resources with others.

The Community Plan serves as a guide for directing and coordinating planning decisions and physical changes within the community of San Miguel. This Plan also defines the desired character and quality of development and directs the process for how development should proceed. The policies, programs, and guidelines in this Community Plan and the standards found in Article 10 of the Land Use Ordinance define the manner in which San Miguel's priorities and visions will be achieved.

San Miguel in 2035

"We wish to preserve the rich history of San Miguel with respect to its surrounding rural and agricultural environment, by supporting its schools, and by purposely strengthening and motivating its vibrant, prosperous, forward-looking and unified community. San Miguel is a friendly, welcoming place where people come to visit, shop, and enjoy special events. San Miguel balances local, social, cultural, and economic needs while providing public facilities and encouraging sustainable low-impact development and resource conservation."¹

This Plan is part of and consistent with the San Luis Obispo County General Plan. The County of San Luis Obispo's General Plan outlines a number of goals, principles, objectives and policies designed to guide the physical, economic and environmental growth of the County. The following is an overview of the key policies and principles from the General Plan that provide the starting point for the San Miguel Community Plan.

1-6.1: Environment and Agriculture

FRAMEWORK FOR PLANNING, LAND USE AND CIRCULATION ELEMENTS	
Strategic Growth Principles	Preserve open space, scenic natural beauty and sensitive environmental areas. Conserve energy resources. Conserve agricultural resources and protect agricultural land.
AGRICULTURE ELEMENT	
Policy 11	Maintain water resources for production of agriculture.
Policy 24	Discourage the conversion of agricultural lands to non-agricultural uses.
CONSERVATION AND OPEN SPACE ELEMENT	
Policy BR 1.1	Protect sensitive biological resources such as wetlands and wildlife movement corridors.
Policy E 2.3	Promote water conservation for all water users in the county to reduce the amount of energy used to pump and treat water and wastewater at public water and wastewater treatment and distribution facilities.
Policy WR 1.12	Accurately assess and mitigate the impacts of new development on water supply.
Policy WR 1.14	Avoid a net increase in water use.

1-6.2: Population and Growth

FRAMEWORK FOR PLANNING, LAND USE AND CIRCULATION ELEMENTS	
Strategic Growth Principles	Strengthen and direct development towards existing and strategically planned communities.

¹ This vision statement was synthesized by Cal Poly students in 2011 and refined by San Miguel Forward Collaborative in 2013.

CONSERVATION AND OPEN SPACE ELEMENT	
Policy AQ 1.1	Encourage compact land development by concentrating new growth within existing communities and ensuring complete services to meet local needs.
Policy OS 1.7	Protect open space resources by guiding development away from rural areas to more suitable areas.
ECONOMIC ELEMENT	
Policy EE 1.2	Maintain and enhance the quality of life for county residents by pursuing economic development activities.
Policy EE 1.3	Balance the capacity for growth with the efficient use or reuse of available resources (energy, land, water, infrastructure) and reasonable acquisition of new resources.

1-6.3: Land Uses and Community Design

FRAMEWORK FOR PLANNING, LAND USE AND CIRCULATION ELEMENTS	
Strategic Growth Principles	Foster distinctive, attractive communities with a strong sense of place.
	Encourage mixed land uses.
	Create a range of housing opportunities and choices.
	Take advantage of compact building design.
CONSERVATION AND OPEN SPACE ELEMENT	
Policy VR 6.1	Ensure that new multi-family residential, mixed-use, and commercial or other non-residential development in the urban and village areas is consistent with local character, identity, and sense of place.
HOUSING ELEMENT	
Policy 1.1	Designate a sufficient supply of land for housing that will facilitate balanced communities, including a variety of housing types, tenure, price, and neighborhood character.
PARKS AND RECREATION ELEMENT	
Policy 2.1	Provide parks which are aesthetic and consistent with community needs.

1-6.4: Circulation

FRAMEWORK FOR PLANNING, LAND USE AND CIRCULATION ELEMENTS	
Strategic Growth Principles	Create walkable neighborhoods and towns.
	Provide a variety of transportation choices.

1-6.5: Administration

FRAMEWORK FOR PLANNING, LAND USE AND CIRCULATION ELEMENTS	
Strategic Growth Principles	Make development decisions predictable, fair, and cost-effective.
	Encourage community and stakeholder participation.

1-6.6: Healthy Communities

FRAMEWORK FOR PLANNING, LAND USE AND CIRCULATION ELEMENTS	
Strategic Growth Principle 1, Policy 1	Maintain and protect a living environment that is safe, healthful, and pleasant for all residents.
Strategic Growth Principle 2, Policy 11	Provide adequate community amenities, parks, natural areas, and trails in support of new development, which will support a high quality of life and compact form of community development.
Strategic Growth Principle 4, Policy 1	Plan communities with schools, parks, public spaces, transit stops, and commercial districts located as focal points within convenient walking distances of neighborhoods.

Strategic Growth Principle 4, Policy 4	Provide parks, natural areas, and recreation facilities with new urban development to enhance a community's quality of life and improve health.
Strategic Growth Principle 5, Policy 5	Make communities more bicycle- and pedestrian-friendly with safe and attractive routes.
Parks and Recreation Element, Policy 3.2	Provide recreation at the County's parks consistent with community needs.

1-7.1: Partnership with Cal Poly

Community involvement in the planning process is vital for gathering relevant information about a community's needs and priorities. In 2010, the County of San Luis Obispo enlisted the help of a Cal Poly consulting team in engaging the community of San Miguel, identifying the community's goals and priorities, and developing a conceptual consensus land use plan intended to reflect a consensus of participating members of the community. The consulting team was comprised of students in the fourth-year undergraduate Community Planning Laboratory of the City and Regional Planning Department at Cal Poly, under the advisement of Professor Zeljka Howard.



Cal Poly's community outreach effort was part of a class project intended to simulate the work of professional planners and provide a bridge between theoretical knowledge about planning principles and techniques, and the application of this knowledge to a "real life" planning situation. The students benefitted by gaining experience in working with communities and building consensus. The community benefitted by working together to address priorities and confront tradeoffs and by gaining new perspectives from ideas generated by the students.

In order to actively involve the community in development of the San Miguel Community Plan, an outreach program was developed to engage all segments of the community. The outreach program consisted of three community workshops, a community questionnaire, a visual preference survey, visits to Lillian Larsen Elementary School, and targeted outreach to the Spanish-speaking community.

Over the course of six months, the students engaged the community with three public workshops, each designed to elicit public sentiment about major planning issues affecting San Miguel. The first

workshop, held in October 2010, served as a community visioning exercise to identify local issues, the needs and desires of community members, and preferred types of development they would like to see in San Miguel. The second workshop was held in December 2010 to explore opportunities for future development represented by two alternative concept plans that were prepared by the students that were based on comments from the first workshop. The final workshop was held in January 2011, when the community reviewed a “consensus plan” that incorporated the feedback from the previous two workshops.

Further details about Cal Poly’s involvement in the community planning process are contained in Appendix C.

1-7.2: San Miguel Forward Collaborative

The San Miguel Forward Collaborative is a sub-committee of the San Miguel Advisory Council that was initially formed in October 2012. This sub-committee was primarily comprised of residents within the Community Services District boundaries, and includes individuals representing a wide range of community organizations. The Collaborative’s mission was to refine the work completed by the Cal Poly students, and ensure that the community’s overall voice is reflected in the goals, community priorities, policies, and programs in this Plan. A key to the Collaborative’s success was to build community consensus around their ideas. Ideally, San Miguel Forward will continue participating in the community planning process by reviewing this draft plan and providing consensus comments.



The goals for the San Miguel Community Plan derive from the Framework for Planning, a component of the Land Use and Circulation Elements of the County General Plan. Through the visioning workshop process, the specific goals of this Community Plan were developed and refined. These goals are a link between the community vision and the policies designed to manage growth, stimulate the economy, preserve the community’s identity, and provide sufficient housing and transportation options.

- A. Manage community growth according to the County's General Plan Principles.
- B. Promote and stimulate a vibrant local economy centered around a strong downtown and tourism industry.
- C. Preserve all natural, cultural, historical, and agricultural resources that give identity to the community and are important to the residents.
- D. Provide a wide range of transportation and housing opportunities for all types of residents in the community.

Through the visioning workshops, the following community priorities were identified. These priorities are addressed in this Plan through policies, programs, and guidelines.

Community Character

1. Maintain San Miguel's historic character by guiding architectural style and limiting density in outlying areas.

Residential Development

2. Balance housing types, so the future mix of housing remains proportionate to the community's needs.
3. Encourage sufficient housing options that meet the needs of San Miguel's workforce.
4. Buffer residential development from highway-related impacts.
5. Maintain low residential densities in the San Lawrence Terrace area
6. Locate higher density residential areas closer to the Central Business District, with lower density development near the edge of town.

Circulation and Public Facilities

7. Reconfigure the 10th Street southbound Highway 101 onramp to reduce traffic flow on Cemetery Road.
8. Create pedestrian links and aesthetic improvements between the Mission and the downtown core.
9. Construct a multi-use recreational trail along the west side of the Salinas River with lateral connections into adjacent neighborhoods.
10. Designate an historic walking trail, with placards.
11. Locate landmarks or gateways at the northern and southern ends of the community to identify the community.

Downtown District and Commercial Uses

12. Encourage mixed use along Mission Street, but ensure that the blocks from 11th to 14th Streets remain predominantly commercial.
13. Plan for adaptive reuse of the barn at 11th and Mission Streets to allow for events, art galleries, a farmers' market, or wine tasting.
14. Name alleyways to reflect the community's history.

Economic Development

15. Focus development within the Urban Reserve Line (URL). Expansion areas may be needed to accommodate passive recreation, commercial services, or agricultural distribution.
16. Attract tourism and create business opportunities as a strategy for economic growth.
17. Explore opportunities for agritourism and recreation.

Natural Resources

18. Ensure a resource-sustainable future for the community.

19. Conserve water resources.
20. Provide better access to locally-grown foods.

Number	
Policy	
Economic Development Policies	
Policy 2-1	Attract new residents. Promote San Miguel's historic and cultural heritage as a way of attracting prospective residents.
Policy 2-2	Support downtown enhancement. Support private efforts to enhance San Miguel's downtown area.
Policy 2-3	Invest in infrastructure. Seek out grant funding opportunities and prioritize infrastructure spending towards improvements that increase and enhance the quality of life in San Miguel.
Policy 2-4	Support agricultural operations. Support the maintenance and enhancement of agricultural production in the rural areas surrounding San Miguel.
Policy 2-5	Plan for retail and service commercial. Provide opportunities for appropriate commercial goods, services, and employment to serve the community's growing population.
Policy 2-6	Provide a range of housing types. Encourage development that provides housing types for all incomes, age levels, and family structures.
Policy 2-7	Bolster small businesses. Create a climate in which small businesses can develop and prosper.
Policy 2-8	Increase head-of-household employment opportunities. Designate land for new agricultural support and specialty manufacturing businesses.
Policy 2-9	Enhance community character. Enhance San Miguel's most attractive features – small town ambiance, cultural resources, environmental setting, and affordable housing – to attract additional economic development.
Policy 2-10	Support live-work arrangements. Create flexible regulations that allow someone to operate a business and live on the same property.
Communitywide Land Use Policies	
Policy 3-1	Encourage development within the existing community, rather than conversion of adjacent rural lands to urban uses.

Number	Policy
Policy 3-2	Promote community health by: <ul style="list-style-type: none"> Increasing access to and availability of recreational facilities and open space. Encouraging and promoting uses that would give San Miguel greater access to healthy foods. Planning for “complete streets” that address not only vehicular circulation, but also bicycle and pedestrian circulation. Encouraging land use patterns that are conducive to public transit services. Pursuing improvements to the community that will increase the overall feeling of safety and well-being for the residents.
Policy 3-3	Encourage a balance of land uses to meet daily shopping, recreational and social needs, while providing opportunities for businesses, employment, and tourism.
Policy 3-4	Provide for adequate parks and public spaces.
Policy 3-5	When considering land use category changes, ensure compatibility with military operations at Camp Roberts. Reference: Camp Roberts Joint Land Use Study
Policy 3-6	Enhance the community’s aesthetic identity that is characterized by an eclectic mix of mission-themed, Victorian, and railroad-era architecture.
Policy 3-7	Capitalize on the presence of historic resources.
Policy 3-8	Provide pedestrian connections between the Central Business District, the mission, and other parts of town.
Policy 3-9	When considering amendments to the General Plan for community expansion, give preference to expanding first within the existing Urban Reserve Line, then to the areas described in Section 3-4.2. Discourage expansion of the community beyond the 2013 Community Services District boundaries.
Policy 3-10	Consider community safety and site security in subdivision development and site design.
Commercial Land Use Policies	
Policy 3-11	Encourage uses and activities that will bring visitors into San Miguel.
Policy 3-12	Encourage a combination of commercial and residential uses (mixed-use development) along Mission Street.
Policy 3-13	Provide sufficient land to allow for a variety of commercial and commercial services uses, including those that will serve employment and visitor needs.
Policy 3-14	Enable “adaptive reuse” (i.e. converting an existing structure to a new use) of culturally or aesthetically significant structures.
Policy 3-15	Within the town center area (Figure 3-L), encourage floor area ratios consistent with those found in small downtowns rather than suburban settings.
Residential Land Use Policies	
Policy 3-16	Retain historical architectural styles throughout the old town.

Number	Policy
Policy 3-17	Retain and enable development of a variety of housing types, including attached dwelling units, detached small-lot development and mobile home parks. Single family residential infill development should be designed for compatibility with the existing pattern of development. New subdivisions should provide a setting that can comfortably accommodate a variety of housing sizes and designs for residents of all income levels.
Policy 3-18	Improve residential areas that show signs of physical and economic decline.
Policy 3-19	Encourage revisions to previously approved (but yet to be developed) subdivisions in order to accommodate a wide range of lot sizes, densities and housing types that are accompanied by common open areas for enjoyment and recreation.
Natural Resources Policies	
Policy 4-1	Provide adequate buffers between urban development and the following: sensitive biological habitat, agricultural land and stream banks.
Policy 4-2	Maintain the Salinas River in a natural state.
Policy 4-3	Preserve areas within the flood plain of the Salinas River in their natural state as open space. Retain these lands in private ownership with an open space easement or acquire in fee essential properties for addition to the County parks system.
Policy 4-4	Prevent water pollution, consistent with federal and state water policies and standards, including but not limited to the federal Clean Water Act, Safe Drinking Water Act, and National Pollutant Discharge Elimination System (NPDES). Development project shall use Low Impact Development strategies to the greatest extent practicable.
Policy 4-5	Require that once a Habitat Conservation Plan (HCP) for the North County has been completed, new development be consistent with HCP procedures and mitigation requirements.
Policy 4-6	Preserve oak trees and other native or historically significant trees. Design development to incorporate these trees to the maximum extent feasible, giving highest priority to avoiding impacts to the trees.
Policy 4-7	Encourage the use of native, drought tolerant plants in landscaping for new development, including private and public projects.
Policy 4-8	Maintain a sustainable water supply by: <ul style="list-style-type: none"> a) Encouraging water conservation programs; b) Maximizing groundwater replenishment by increasing the infiltration of runoff in public and private spaces; c) Considering the use of recycled water for landscaping of parks, streetscapes, and open space areas in new developments; d) Seeking supplemental water; e) Obtaining necessary permits to allow extraction of Salinas River underflow as a source for the municipal water system.

Number		Policy
Cultural Resources Policies		
Policy 4-9		Protect and preserve archaeological resources and significant historic resources to the maximum extent feasible, with priority given to avoidance of resources over mitigation for disturbed or destroyed resources.
Policy 4-10		Protect and preserve significant landscape features, including native trees, riparian vegetation, and trees with significant aesthetic or historic significance related to the community's cultural heritage.
Energy Conservation Policies		
Policy 4-11		Encourage energy-efficient retrofit of existing structures throughout the community.
Policy 4-12		Work with commercial property owners and small business owners to reduce energy usage and improve the energy efficiency of their buildings.
Policy 4-13		Conserve water indoors and in landscaping, and use water recycling.
Policy 4-14		Implement "green building" techniques and sustainable design throughout San Miguel.
Policy 4-15		Encourage building and site designs that take advantage of solar exposure and energy, particularly with larger development projects.
Policy 4-16		Encourage the use of landscape features that aid in regulating the temperature of buildings and that in parking lots reduce "solar gain" in summer and allow "solar gain" in winter.
Policy 4-17		Support the use of renewable, locally-sourced and environmentally superior building materials and products.
Policy 4-18		Encourage site design and circulation patterns that enable reducing vehicle trips.
Transportation and Circulation Policies		
Policy 5-1		Provide for a safe and efficient circulation network for the movement of people and goods for motorized vehicles, pedestrians, bicycles and buses.
Policy 5-2		Establish an interconnected circulation system between various land uses and neighborhoods within the community, discourage dead-end streets, and encourage through-streets to help reduce vehicle miles traveled, minimize traffic congestion, and minimize emergency response times.
Policy 5-3		Make public streets, trails, and bikeways an essential component of community life by: <ul style="list-style-type: none"> • Encouraging structures to have their primary entrances along street frontages. • Planning for open space and public amenities along the street frontage • Discouraging "walled off" developments
Policy 5-4		Discourage single-occupant vehicle trips and encourage a mix of land uses that will reduce vehicle miles traveled.
Policy 5-5		Create bicycle, pedestrian and recreational paths. Where feasible, these paths should be independent of roadways.
Policy 5-6		Maintain adequate levels of service and pavement conditions on public roads.
Policy 5-7		Require new development to safely accommodate anticipated traffic volumes and drainage.

Number	
Policy 5-8	Plan for transportation infrastructure to extend to the proposed community expansion areas (refer to Chapter 3).
Policy 5-9	Utilize traffic controls and traffic calming features, as appropriate, to help create a safe and enjoyable environment.
Policy 5-10	Improve safety along the railroad corridor.
School Policies	
Policy 6-1	Coordinate early with the San Miguel Joint Union School District and the Paso Robles Joint Unified School District on the planning, location, and construction of new schools to identify and resolve any planning and land use issues and to ensure that the facilities are constructed in a timely fashion relative to the phasing of residential development.
Policy 6-2	New campuses should be located within walking distance of the maximum number or residences possible.
Policy 6-3	New elementary schools should not be located on an arterial road.
Policy 6-4	Work toward providing educational facilities that adequately serve the growing population.
Parks and Recreation Policies	
Policy 6-5	Provide a variety of park and recreation facilities for all residents in order to promote a healthy community.
Policy 6-6	Provide community and neighborhood parkland at a minimum ratio of 3.0 acres per 1,000 residents.
Fire and Emergency Policies	
Policy 6-7	Provide adequate levels of service as the population increases.
Policy 6-8	Ensure that San Miguel Fire Department has an opportunity to provide adequate input into fire safety requirements for individual development projects.
Policy 6-9	Plan an interconnected street system to minimize emergency response times.
Policy 6-10	Minimize the risk of personal injury, property damage, and environmental damage from fire, hazardous chemical releases, natural and human-made disasters through subdivision and development design.
Law Enforcement Policies	
Policy 6-11	Provide adequate levels of service as the population increases.
Solid Waste Disposal Policies	
Policy 6-12	Ensure that adequate capacity for solid waste is available for the community.
Policy 6-13	Maximize opportunities for waste reduction and recycling.
Community Facilities Policies	
Policy 6-14	Provide public and cultural facilities that contribute to the community's positive image, enhance community identity, and meet the civic and social needs of the community.
Policy 6-15	Upgrade and revitalize community facilities to serve the local population in a timely manner relative to the phasing for residential development.

[REDACTED]	
Number	Policy
Policy 6-16	Support development of health care facilities and the provision of safe, affordable, and quality elder care and child care facilities and services for families who reside and work in San Miguel.
Policy 6-17	Where feasible, locate community facilities on sites shared with other public facilities such as a school.
Water System Policies	
Policy 7-1	Provide an adequate, sustainable water supply and delivery system for the community of San Miguel. The system should have adequate water supply and quality to serve the future needs of the community, including emergency and fire prevention services.
Policy 7-2	As the community expands to the north along the Salinas River, seek to preserve the riparian water rights appurtenant to those properties.
Wastewater Policies	
Policy 7-3	Provide wastewater treatment services to meet the needs of the community of San Miguel. San Lawrence Terrace may continue to be served by individual on-site septic systems.
Policy 7-4	Design upgrades to the wastewater treatment plant, such as new percolation ponds, to maximize groundwater replenishment.
Stormwater Drainage Policies	
Policy 7-5	Provide comprehensive stormwater management to minimize flooding and property damage throughout the community.
Policy 7-6	Design and construct a stormwater system that minimizes impacts to surface and groundwater and maintains rivers and creeks in their natural state.
Policy 7-7	Require the use of suitable Low Impact Development (LID) techniques and best management practices in site design and development, both on private and public land.
Policy 7-8	Groundwater recharge shall be a priority in stormwater and drainage system design.
Policy 7-9	Develop in a manner that minimizes risks to life and property associated with flooding.
Utilities Policies	
Policy 7-10	Coordinate with utility companies to provide the community with a full array of reliable utility services.
Policy 7-11	Encourage the use of renewable energy sources, such as individual solar systems, in new development projects and remodels of existing structures.



Content, adoptions, and subsequent amendment of a community plan are governed by the California Government and Public Resources Codes. A community plan is adopted as an amendment to the County General Plan, which may only be amended four times per calendar year (California Government Code, Section 65358).

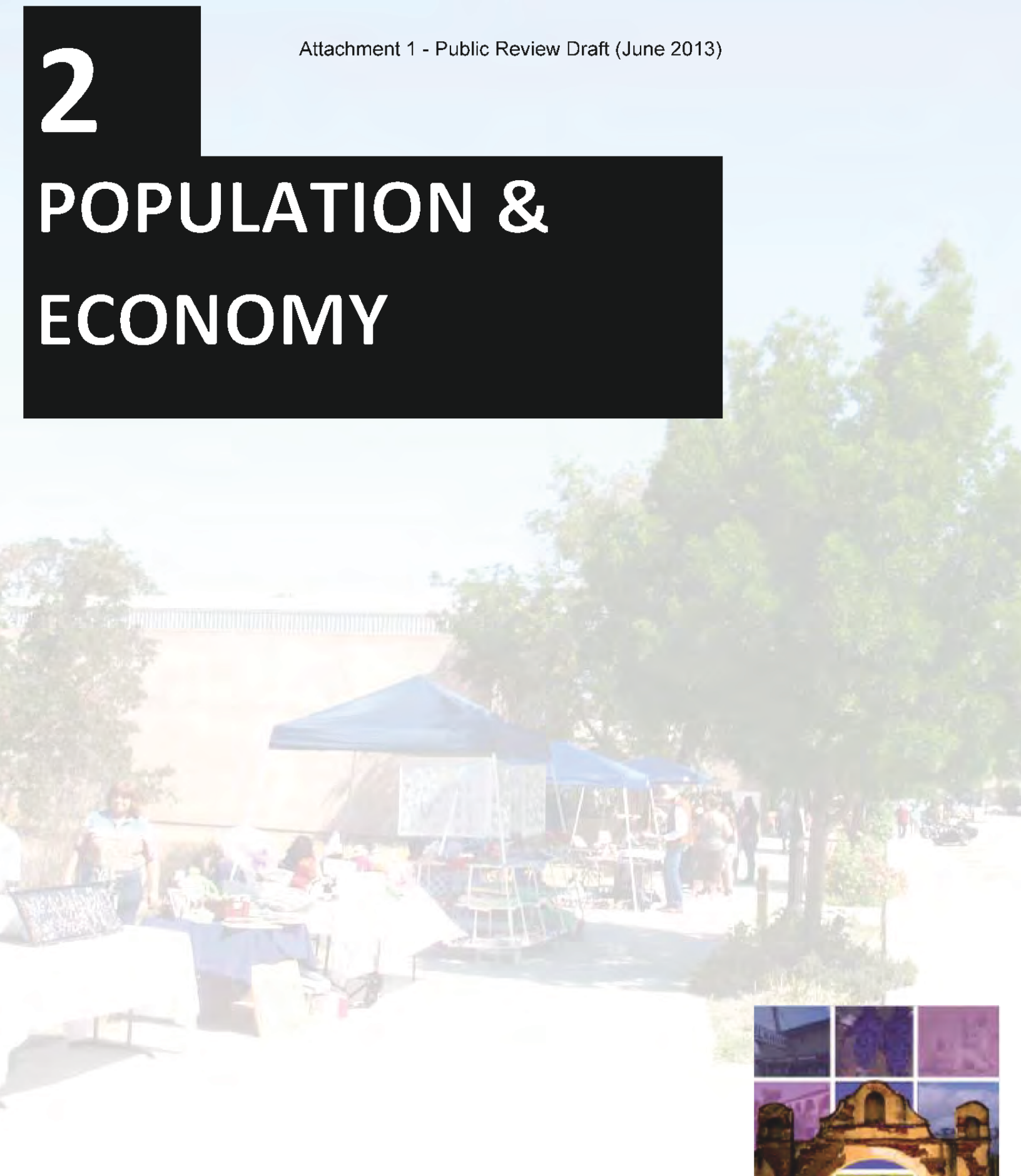
Section 21083.3 of the California Public Resources Code requires a community plan to include or provide reference to each of the seven mandatory elements (Land Use, Circulation, Housing, Noise, Conservation, Open Space, and Safety) of a general plan specified in §65302 of the California Government Code. A community plan need not address all the issues specified in §65302, if the overall general plan, in this case, the San Luis Obispo County General Plan, satisfies these requirements. A community plan, however, must contain specific development policies and identify measures to implement those policies.

Community plans should be updated periodically to conform to changes in California law and other legal requirements, and to reflect changes in local population, land development patterns, and public sentiment. In addition, the conditions and assumptions that form the basis of a community plan may change due to fluctuations in population, the economy, development in the surrounding region, and other factors.

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2

POPULATION & ECONOMY



San Miguel Community Plan



When communities undertake a long-range planning program such as a community plan, a critical part of the entire process is projecting future growth. This chapter profiles San Miguel's population and socioeconomic characteristics, comparing past trends, present conditions and future projections. These projections guided preparation of the economic development policies and programs in this chapter and the other policies and programs found in this plan.

This quote from the 2003 San Miguel Design Plan was still very relevant in 2013:

"San Miguel's population growth has been relatively modest...when compared to the rapid growth of Paso Robles, a ten minute drive away. Understandably, entrepreneurs looking for market support for new businesses have focused on Paso Robles. San Miguel needs the spark of something "new" to kindle the interest of businesses in locating in the community."



Healthy Communities

A healthy community is also an economically vibrant community. Improvements like street trees and parks create a pleasant experience for residents and tourists alike.

The policies and programs that follow in Sections 2-2.6 and 2-2.7 are intended to help kindle interest in economic investment in San Miguel.

San Miguel's population, based on the 2010 U.S. Census, was 2,336. This represents an increase of 64.5 percent from 2000, and a compounded annual growth rate (CAGR) of 5.1 percent. The growth in San Miguel between 2000 and 2010 can largely be attributed to the development of two residential projects on the north end of the community. In the previous decade between 1990 and 2000, San Miguel's population grew much more slowly, with an increase of 26.4 percent (2.4 percent CAGR). In comparison, San Luis Obispo County's population as a whole increased 13.5 percent between 2000 and 2010 and 14 percent between 1990 and 2000.

The County's growth rate has been declining since the 1980s, with a greater portion of the growth due to net migration (the difference between those moving into the county versus leaving the county). Net migration



accounted for approximately 75 percent of the county's growth in the 1990's and approximately 80 percent since 2000. Birth rates have declined along with a decrease in young professionals with families. Population projections on a state and regional level indicate modest growth rates in the coming decades.

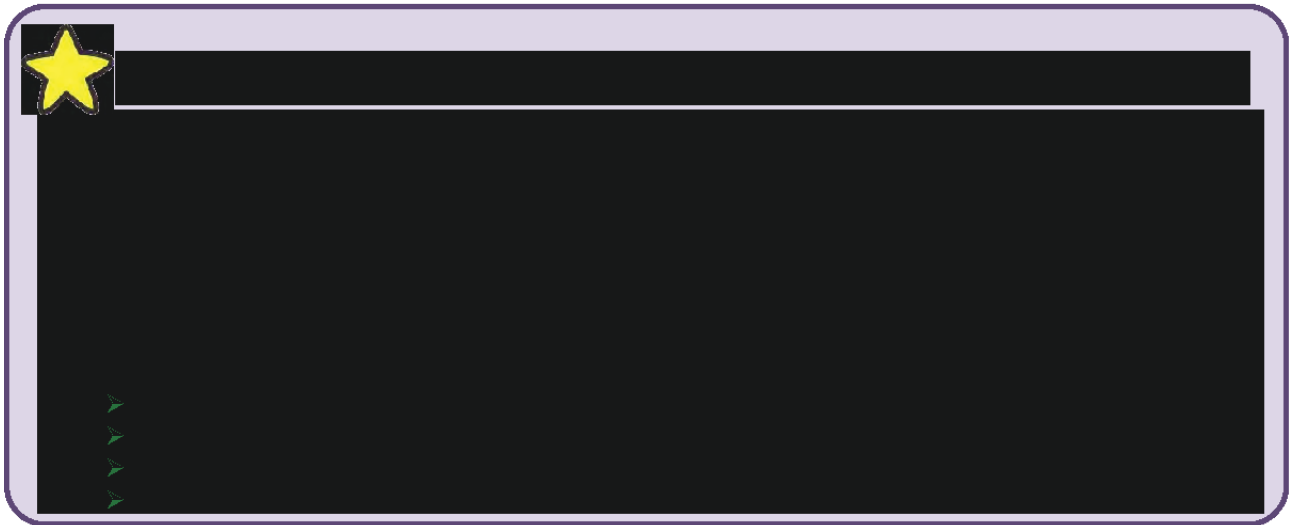


San Miguel's annual growth rate is projected to be about 1.8 percent (CAGR) through 2035, resulting in a population of approximately 3,660. Table 2-A shows the population projections for San Miguel. The projected development in the URL could result in 417 additional dwelling units under the Plan's 25-year horizon. The projected population is based on 3.17 persons per household. The actual number of new dwelling units may vary depending on a variety of factors such as actual development density, physical constraints and market demand.

Category	Item	Value	Unit
Food and Beverage	Breakfast	10.00	per person
	Lunch	15.00	per person
	Dinner	25.00	per person
	Snacks	5.00	per person
	Beverages	3.00	per person
Accommodation	Single Room	120.00	per night
	Double Room	180.00	per night
	Suite	250.00	per night
Transportation	Local Transport	50.00	per day
	Inter-city Transport	100.00	per day
Activities	Entrance Fees	20.00	per person
	Guide Service	10.00	per person
Miscellaneous	Travel Insurance	10.00	per person
	Emergency Fund	50.00	per person

San Miguel's history has been marked by boom and bust cycles, often in response to fluctuations in the agricultural economy and the military's use of Camp Roberts. Businesses in the community fall primarily into three categories: agricultural support, visitor services, and neighborhood retail.

Although San Miguel is served by a post office, an elementary school, a branch County library, several restaurants, and two small convenience stores, much of the community's business and service needs are not met locally. This is evident by the number of employees that commute out of San Miguel each day and by the need to drive to Paso Robles or other communities to obtain basic commodities and services.



2-2.1: Economic Development Issues

The economic development challenges facing San Miguel residents include:

- High percentage of out-commuting by residents due to the relatively low number of employment opportunities within the community
- Lack of shopping opportunities in San Miguel
- Low population
- Limited visitor-serving uses
- Proximity to the City of Paso Robles

2-2.2: Economic Goals

As part of the 2003 San Miguel Design Plan, residents of San Miguel identified two primary economic goals as the foundation for that plan. Those goals have been incorporated here.



GOAL 1: Improve the community's ability to attract commercial development and housing for people of all income levels.

Residents of San Miguel want to encourage the development of a wider range of housing opportunities for all income levels. Attracting more middle and upper-income housing will require a coordinated effort to "polish" the image of the community in order to provide an appropriate context for new development. The visual impressions created by the condition of private property and by the public streetscape are equally important components of San Miguel's image.

GOAL 2: Promote tourism to support local business.

Mission San Miguel is the community's most significant asset, attracting thousands of visitors annually. Many visitors see only the mission, and resume their travels, unaware that a visit to downtown San Miguel could enrich their historical experience. Promotion of the community's other historical resources can provide an opportunity for local business owners to capture a larger share of county tourism revenue. Antique shops, cafes and restaurants appeal to the visitor market and add a measure of economic vitality that can encourage the establishment of new businesses to serve local residents as well as visitors.

2-2.3: Employment

As highlighted in Table 2-B, San Miguel had a higher percentage of its population participating in the labor force and a higher unemployment rate than the county as a whole. Eighty percent of that labor force was employed, which was lower than the countywide figure of 92.6 percent. As shown in Table 2-C, a significant portion of the county's workforce works in a place other than their place of residence. This is also true for San Miguel. Therefore, it is important for the San Miguel Community Plan to provide the opportunity for people to live and work in San Miguel. This is done by providing the land use areas, public services and infrastructure to accommodate economic growth.

Overall Summary								
Category	Sub-category A				Sub-category B			
	Item 1		Item 2		Item 3		Item 4	
Item 1	Value 1.1	Value 1.2	Value 1.3	Value 1.4	Value 1.5	Value 1.6	Value 1.7	Value 1.8
Item 2	Value 2.1	Value 2.2	Value 2.3	Value 2.4	Value 2.5	Value 2.6	Value 2.7	Value 2.8
Item 3	Value 3.1	Value 3.2	Value 3.3	Value 3.4	Value 3.5	Value 3.6	Value 3.7	Value 3.8
Item 4	Value 4.1	Value 4.2	Value 4.3	Value 4.4	Value 4.5	Value 4.6	Value 4.7	Value 4.8
Item 5	Value 5.1	Value 5.2	Value 5.3	Value 5.4	Value 5.5	Value 5.6	Value 5.7	Value 5.8
Item 6	Value 6.1	Value 6.2	Value 6.3	Value 6.4	Value 6.5	Value 6.6	Value 6.7	Value 6.8
Item 7	Value 7.1	Value 7.2	Value 7.3	Value 7.4	Value 7.5	Value 7.6	Value 7.7	Value 7.8
Item 8	Value 8.1	Value 8.2	Value 8.3	Value 8.4	Value 8.5	Value 8.6	Value 8.7	Value 8.8

Table 2-C shows that 55 percent of the workers in San Miguel leave town each day for their jobs, which is slightly lower than the county average of nearly 60 percent. Likewise, the ratio of workers working outside of the county is also lower than the county as a whole.

[illegible]

Table 2-D shows the distribution of jobs by industry. Thirty-seven percent of San Miguel’s workforce works in agriculture, construction or manufacturing. For the county as a whole, only about 17 percent of the workforce is employed in those industries. The proportion of San Miguel’s workforce in retail trade, professional services and arts, entertainment and recreation is on par with the county as a whole.

Category		Sub-category		Item	
Item	Value	Item	Value	Item	Value
Item 1	10	Item 2	20	Item 3	30
Item 4	40	Item 5	50	Item 6	60
Item 7	70	Item 8	80	Item 9	90
Item 10	100	Item 11	110	Item 12	120
Item 13	130	Item 14	140	Item 15	150
Item 16	160	Item 17	170	Item 18	180
Item 19	190	Item 20	200	Item 21	210
Item 22	220	Item 23	230	Item 24	240
Item 25	250	Item 26	260	Item 27	270
Item 28	280	Item 29	290	Item 30	300
Item 31	310	Item 32	320	Item 33	330
Item 34	340	Item 35	350	Item 36	360
Item 37	370	Item 38	380	Item 39	390
Item 40	400	Item 41	410	Item 42	420
Item 43	430	Item 44	440	Item 45	450
Item 46	460	Item 47	470	Item 48	480
Item 49	490	Item 50	500	Item 51	510
Item 52	520	Item 53	530	Item 54	540
Item 55	550	Item 56	560	Item 57	570
Item 58	580	Item 59	590	Item 60	600
Item 61	610	Item 62	620	Item 63	630
Item 64	640	Item 65	650	Item 66	660
Item 67	670	Item 68	680	Item 69	690
Item 70	700	Item 71	710	Item 72	720
Item 73	730	Item 74	740	Item 75	750
Item 76	760	Item 77	770	Item 78	780
Item 79	790	Item 80	800	Item 81	810
Item 82	820	Item 83	830	Item 84	840
Item 85	850	Item 86	860	Item 87	870
Item 88	880	Item 89	890	Item 90	900
Item 91	910	Item 92	920	Item 93	930
Item 94	940	Item 95	950	Item 96	960
Item 97	970	Item 98	980	Item 99	990
Item 100	1000	Item 101	1010	Item 102	1020

Comparing the 2010 median home values to the values from the 2000 Census, there was an increase in value of about 123 percent in the county as a whole (from \$230,000 to \$513,900) and a 246 percent increase in San Miguel (from \$119,000 to \$292,800).

[illegible]

2-2.6: Economic Development Policies

- | | |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy 2-1: | Attract new residents. Promote San Miguel's historic and cultural heritage as a way of attracting prospective residents. |
| Policy 2-2: | Support downtown enhancement. Support private efforts to enhance San Miguel's downtown area. |
| Policy 2-3: | Invest in infrastructure. Seek out grant funding opportunities and prioritize infrastructure spending towards improvements that increase and enhance the quality of life in San Miguel. |
| Policy 2-4: | Support agricultural operations. Support the maintenance and enhancement of agricultural production in the rural areas surrounding San Miguel. |

- Policy 2-5: **Plan for retail and service commercial.** Provide opportunities for appropriate commercial goods, services, and employment to serve the community's growing population.
- Policy 2-6: **Provide a range of housing types.** Encourage development that provides housing types for all incomes, age levels, and family structures.
- Policy 2-7: **Bolster small businesses.** Create a climate in which small businesses can develop and prosper.
- Policy 2-8: **Increase head-of-household employment opportunities.** Designate land for new agricultural support and specialty manufacturing businesses.
- Policy 2-9: **Enhance community character.** Enhance San Miguel's most attractive features – small town ambiance, cultural and historical resources, environmental setting, and affordable housing – to attract additional economic development.
- Policy 2-10: **Support live-work arrangements.** Create flexible regulations that allow someone to operate a business and live on the same property.

2-2.7: Economic Development Implementing Programs

Program 2-1: **Identify and recruit the types of businesses that can succeed in San Miguel.** Work with key industries for the purpose of targeted marketing (on a case-by-case basis) to retain or expand existing businesses and attract new ones. Identify underrepresented industries that may be attracted to San Miguel and actively recruit them. The following strategies should be considered in implementing this program:

- a) **Identify the types of existing and potential businesses that can succeed in San Miguel.**

Some of the types of businesses that provide goods or services to the local population have already been identified in the market study prepared by The Natelson Dale Group (2012). Other businesses provide goods or services to a much wider geographic area (possibly even international), bringing income into the county. These types of businesses have been called "tradable goods and services" by economist Bill Watkins in the 2009 San Luis Obispo County Economic Forecast by the University of California, Santa Barbara Economic Forecast Project. San Miguel is positioned well

for a number of business types related to surrounding agricultural operations, Camp Roberts Military Reservation, the US Highway 101 corridor, and nearby major fiber-optic cables that connect to an international network.

In light of these attributes, San Miguel may be a good location for the following types of businesses (and possibly other underrepresented or unidentified industries):

- Local-serving retail and services (see market study prepared by The Natelson Dale Group, 2012)
- Farm equipment and supplies
- Accounting and payroll services
- Agricultural processing, storage, and distribution
- Agricultural tourism
- Hotels or motels
- Water technology
- Transportation (trucking) and related businesses
- Small business incubator – i.e. an organization established to advise, guide, support, and provide a facility for new business ventures.
- Medical and health care services
- Information technology and related businesses
- Energy technology and related businesses
- Environmentally desirable businesses, such as firms engaged in renewable energy development.

- b) **Solicit information about business needs.** Identify specific businesses consistent with the list above, both in San Miguel and elsewhere, and interview them to solicit information about their needs in terms of sites, workforce, and other businesses they interact with.

This information can help identify potential adjustments to the San Miguel Community Plan, determine whether these business types are appropriate for San Miguel, and identify conditions under which they would consider locating or expanding in San Miguel. These businesses are most likely located in the county or in the nearby portions of the Central Valley.

- c) **Ensure adequate zoning.** Ensure that adequate sites are designated (zoned) in San Miguel for the businesses mentioned above. Certain businesses will need access and visibility from US Highway 101,

whereas other businesses may need a pedestrian-friendly downtown where people can walk from one business to another. Some businesses will need larger sites than others. Other characteristics of sites important to specific types of businesses may be identified during the interviews conducted in strategy b above.

- d) **Reduce start-up costs for preferred businesses.** Minimize the cost and time associated with permitting requirements for preferred types of businesses. Assist with detailed site planning for new commercial development on key sites. Reduce start-up costs for preferred businesses by using public financing to fully improve one or more sites for job-generating businesses.

Using a variety of public financing tools, the County should help construct basic infrastructure in advance of when private developers would request permits for the commercial buildings for which detailed planning was completed. This would provide a strong incentive for the preferred types of businesses to locate or expand in San Miguel, since it would significantly reduce the time and cost associated with establishing a business.

- e) **Market entitled sites to targeted businesses.** Once development sites are entitled, market them to the targeted businesses. Methods to market the sites should include some direct meetings with the businesses interviewed previously, meetings with real estate associations, and direct mail “invitations” to business and trade associations by regular mail and email. The invitations should also be sent to consultants that specialize in identifying sites for specific business clients. The Economic Vitality Corporation (EVC) may be able to help route these invitations to businesses on the EVC distribution list.

Program 2-2: **Assist the community in developing a Business Improvement District (BID).** Assist local merchants and business organizations interested in forming a business improvement district (BID) to promote a definable identity for San Miguel’s commercial areas through coordinated signage, landscaping and streetscape enhancements. Ultimately, a BID could be responsible for on-going maintenance of landscaping, lighting, street furniture, and other amenities, as well as for other business district functions.

- Program 2-3: **Develop a “buy local” program in San Miguel.** Establish a program such as “San Miguel Community Marketplace” to connect local business needs with local products and services. This program should encourage all businesses and residents in San Miguel to make purchases in the community whenever possible in order to support the local economy. When local products and services are unavailable, encourage local businesses and residents to increase purchasing power through cooperative purchasing arrangements.

San Miguel businesses can “multiply” their profits by purchasing goods and services locally.

- Program 2-4: **Establish a weekly farmers market in the community that connects residents with local foods.** Develop a weekly community farmer’s market that showcases local produce.

- Program 2-5: **Promote annual community events to draw visitors into town.** Promote cultural amenities and facilitate special events in the community that will draw visitors to the community. Build on existing community events, such as Sagebrush Days and the Christmas Light Parade. Encourage collaboration



between local businesses and tourist attractions (e.g. the mission and the adobe) in order to increase interest and attendance. Support events such as arts and crafts fairs, car shows, sports events, parades, and other seasonal events that will draw tourists into the community.

- Program 2-6: **Reduce financial burdens for businesses seeking to locate or expand in San Miguel.** Consider the financial implications for businesses seeking to locate or expand in San Miguel. For example, certain desirable businesses for which payment of fees “upfront” may represent a major financial burden, may benefit from fee deferral programs. Explore the potential for adjustments to development standards that allow for more efficient use of sites that are already developed for employment uses.

- Program 2-7: **Periodically survey the business community.** Survey the business community periodically to determine their needs and suggestions for improving the local business environment.

Program 2-8: **Promote the use of non-motorized transportation to and within the Central Business District.** Encourage site design that facilitates walking and bicycling. Plan for “complete streets” with street trees, bicycle lanes, and sidewalks. Promote efforts to consolidate parking in the Central Business District.

Program 2-9: **Streamline the permitting process for desired development.**

- a) **Master Conditional Use Permit.** Process comprehensive conditional use permits for certain prescribed development types on key sites in the community, rather than requiring a separate use permit for each individual development. This will help to make development in San Miguel more marketable, as start-up costs associated with entitlements and environmental review will be minimized.

A Master Conditional Use Permit should be based on a reasonably foreseeable project and contain a sufficient level of detail to lessen the extent of permit review for future land development proposals. Future development pursuant to the master permit would be based on specific parameters, which could include: environmental mitigation, conceptual site layouts, parking and circulation plans, drainage plans, architectural themes, and streetscape features. Design guidelines and standards must be consistent with the San Miguel Community Plan.

These plans or entitlements should be prepared in phases for the community, since economic and environmental conditions can change within a few years after being approved. Once a site is so entitled by the County, construction permits could be obtained through a relatively quick ministerial building permit. Additionally, incentives such as deferred impact fees or adjustments to development codes may be considered.

- b) **Tiered environmental review.** Streamline the environmental review process by allowing subsequent development to “tier” off of the Environmental Impact Report for the San Miguel Community Plan. “Tiering” allows an applicant to use the standard mitigation measures adopted with this Community Plan rather than developing specific mitigation measures for an individual project. This would reduce costs and the processing time associated with the environmental review process.

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3

LAND USE & COMMUNITY DESIGN

San Miguel Community Plan



San Miguel residents envision a future for their community that not only maintains the small-town character and cultural heritage, but also thrives by attracting new residents, employees, and visitors. To achieve this vision, the community's land use plan aims to:

- **Attract new head-of-household employment.** In order to create a better balance between jobs and housing, land use policies should emphasize and plan for the expansion of commercial services that provide the opportunity for head-of-household employment.
- **Plan for a variety of housing.** To serve the needs of large and small families, young professionals, and retirees, planning for a mix of different housing types in the community is essential.
- **Cultivate a positive image for San Miguel.** Land use policies should help to enrich San Miguel's reputation as a thriving and vibrant community where people want to come to live, work, and recreate.



This chapter is intended to provide a framework to ensure that new development adds value to the community and preserves and enhances the positive features of San Miguel's character, form and historical resources. The policies and implementing programs found in this chapter, together with the design guidelines found in Chapter 9 of this Plan and the community planning standards found in Article 10 of the Land Use Ordinance, are intended to guide the design and implementation of new development within the community.

The Community Plan will help prospective developers create development plans that are consistent with the community's intent. The Plan provides the community with a way to measure the value of individual proposals as they are presented for local review. The development review process makes a careful examination of a project's quality of



Healthy Communities

"A high quality environment is essential for children to achieve optimal health and development. Building and land use policies, including the quality and design of a child's physical environment, can prevent illness, disability and injury, and degrade or preserve natural resources."

— Centers for Disease Control and Prevention

site planning and architecture, as well as such details as signage, lighting and drainage. The purpose is to ensure that every new development fits in with the community, natural setting, and neighboring properties and is consistent with community design objectives.

3-1.1: Community Context and Development Pattern

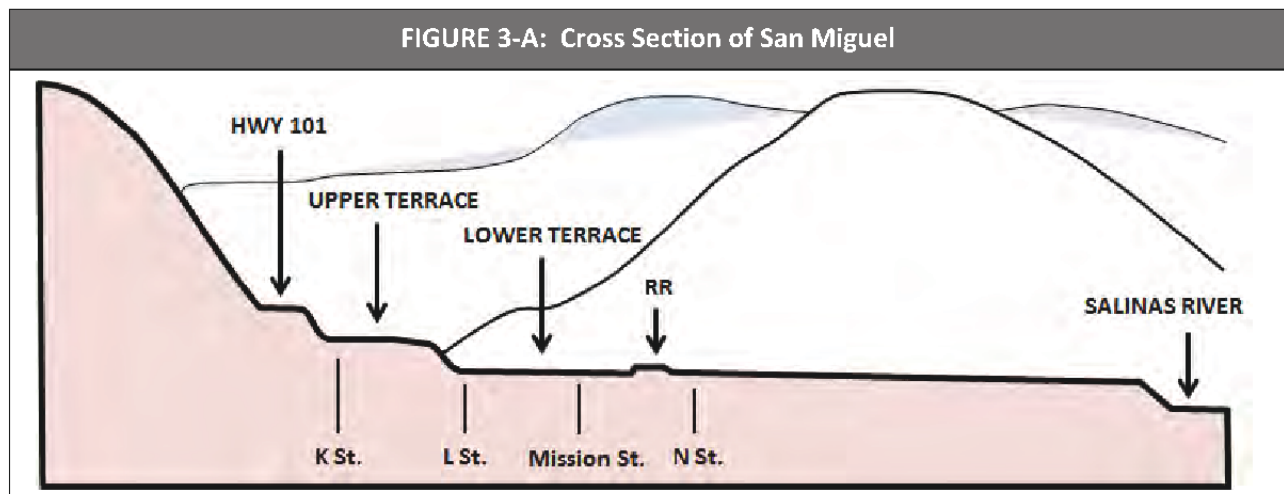
San Miguel's layout and land use patterns are largely influenced by geography, land ownership, and transportation corridors. In fact, a mission was first planned in San Miguel, because of several beneficial features of the location. San Miguel is on two terraces overlooking the Salinas River, near where it is joined by the Estrella River. Water sources, food sources, and its location on the El Camino Real made San Miguel an attractive waypoint for travelers between Soledad and San Luis Obispo.



San Miguel is crossed by several parallel features that define its boundaries and influence the land use pattern. Today, the community is defined on the west by Highway 101 and the steep hillside along the highway's western edge. The Salinas River runs along San Miguel's eastern side, although the community's Urban Reserve Line extends east of the river to include the old Paso Robles landing strip site and a portion of the San Lawrence Terrace development. The Union Pacific railroad tracks run through the middle of town, almost equidistant from the highway and the river.

Figure 3-1 illustrates the topographic profile of San Miguel, which consists of two terraces connected by a steep slope. The upper terrace extends from Highway 101 to a point east of the alley between K and L Streets. The lower terrace extends from L Street to the Salinas River. The upper terrace has views of the hills east of the river. It experiences fewer surface drainage problems than other parts of town, but has greater exposure to highway noise.

FIGURE 3-A: Cross Section of San Miguel



The older, more fully developed part of town lies between the highway and the railroad property. This part of San Miguel is laid out as a grid of blocks measuring 400 feet in the north/south direction and 320 feet in the east/west direction. A north/south alley divides each block into 150-foot deep parcels.

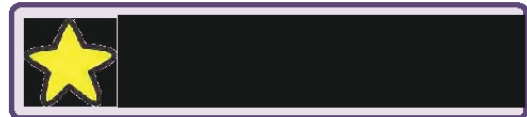
East of the railroad tracks, only the land fronting on N Street from 11th Street to 15th Street was originally subdivided in the same manner as the older part of town between the highway and the railroad property. Prior to 2003, the remainder of the land located between N Street and the river was without a formal network of streets and lots. Newer subdivisions have incrementally provided lot patterns and street segments on a piecemeal basis that one day will be connected as other larger intervening lots develop.

The west side of N street remains undeveloped, in part because the right-of-way needed by the railroad leaves an even shallower developable strip than on the west side of the tracks. East of N Street and south of River Road, the absence of a coherent street system has acted as a deterrent to development.

On the south end of town are the key landmarks of historic San Miguel. The Mission San Miguel Arcángel and the Rios Caledonia Adobe, which once served as a stagecoach stop, bring a high number of annual tourist visits.

Proceeding north on Mission Street from these historical sites, industrial uses can be seen on the right side of the street next to the railroad tracks, while single family residences blend with businesses on the west side.

Mission Street is San Miguel's main street and primary commercial corridor. Most businesses are clustered between 11th and 14th Streets, which is the area generally considered to be the downtown core.



Some buildings in this area date back to the Victorian Age. Most development involves traditional one-story retail buildings built to the sidewalk. The community continues to see Mission Street as a focal point and an opportunity to draw visitors and tourists to the downtown area from the mission and the adjacent Rios Caledonia Adobe.

Mission Street has buildings primarily on the west side of the street, but development on that side of the street has dwindled during the past 30 or 40 years, as some buildings in poor condition have been removed and not replaced. With a few exceptions, the east frontage of Mission Street is vacant. Much of this vacant land is owned by the railroad, for which land development has not been a high priority. The railroad has sold several shallow parcels fronting on Mission Street to other private owners, but these have remained undeveloped.

Residential development in 2013 consisted of roughly 60 percent single-family dwellings and 40 percent multi-family dwellings. East of the river, where no sewer service is available, the land is designated as Residential Suburban, where residences are located on parcels that are generally one acre or more in size.

San Miguel has undergone much change over the last two centuries, but the town has retained the following characteristics:

- **San Miguel is a stopping point for travelers.** Before the railroad, businesses in San Miguel catered to stagecoach travelers making their way north to Soledad or south to San Luis Obispo. When the railroad came, business shifted to cater to rail passengers. Today, San Miguel provides highway services for travelers between northern San Luis Obispo County and the Salinas Valley.
- **San Miguel serves the agricultural industry.** While agriculture in the area has shifted from alfalfa to almonds, and more recently to wine grapes, San Miguel businesses have adapted to serve farmers' needs.
- **San Miguel's population ebbs and flows.** Boom and bust cycles have been common throughout San Miguel's history. While some boom/bust cycles were related to agricultural production, others have been the result of changes in the military activities at nearby Camp Roberts due to periodic surges in residential development.



3-2.1: San Miguel Land Use Summary

Table 3-A shows a summary of the different land use types within San Miguel and the approximate acreage for each land use type. Where residential uses are allowed, the table identifies the average number of dwellings allowed in terms of dwelling units per acre, the number of units that existed in 2013, the number of potential new units that could be added based on the acreage of each land use type, and population estimates. Non-residential uses are characterized in terms of potential floor area expressed in square footage.

The Land Use Plan map (Figure 3-B) depicts a variety and balanced arrangement of proposed land uses that will serve the needs of the community as it develops in the future. The map illustrates where the land use areas are located, but it is not intended to show the exact boundaries of proposed land use categories (zones). Instead, it shows generalized land use patterns that provide the basis for the more specific land use categories that are shown on the Official Maps of the Land Use Element. Those land use categories determine where the requirements and standards of the San Luis Obispo County Land Use Ordinance apply.

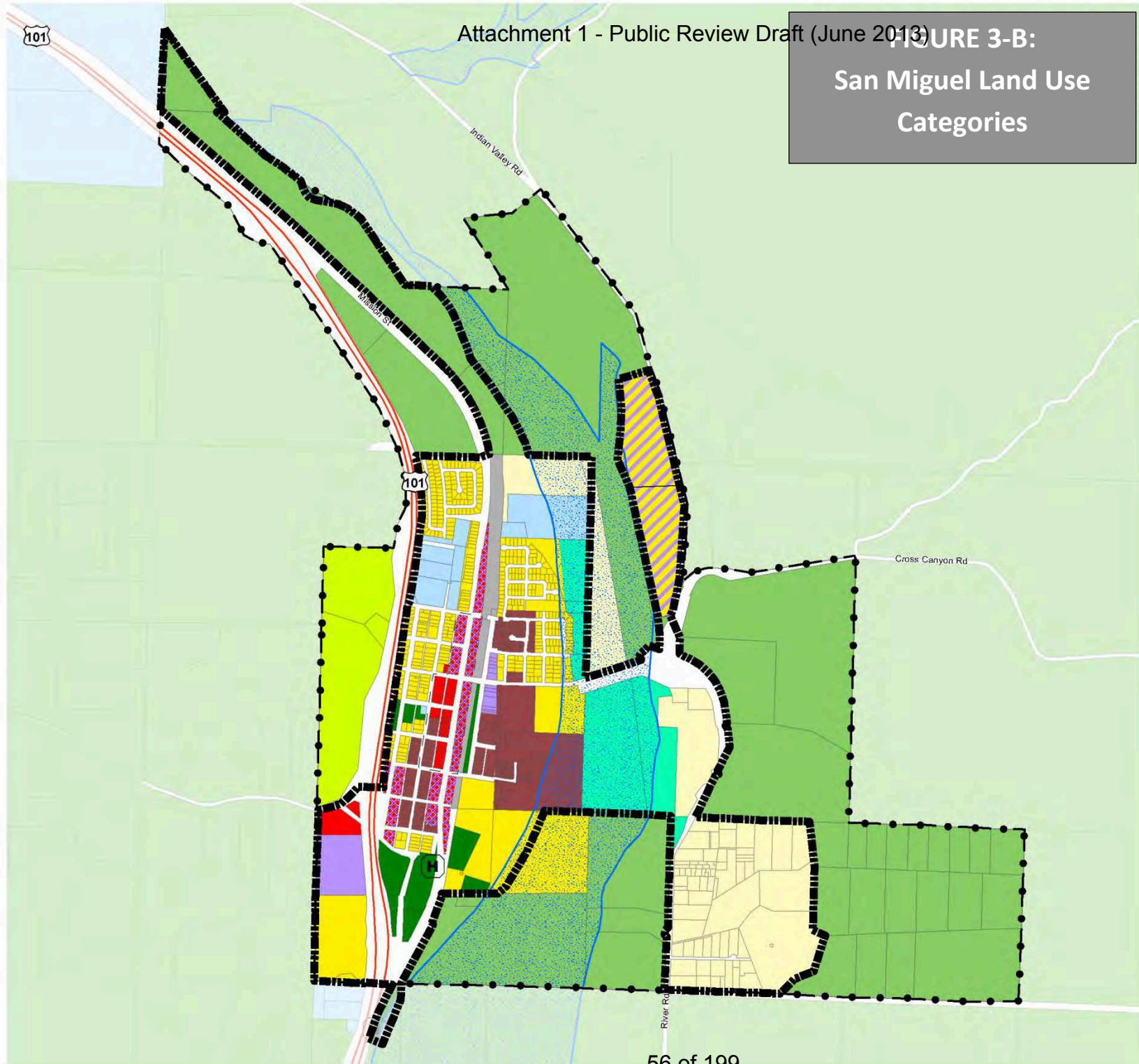
Attachment 1 - Public Review Draft (June 2013)

Land Use Category	2013		2035 ^a				(Beyond 2035)		
	Baseline Conditions		Plan Horizon				Future Capacity ^b		
	Residential Units	Commercial (1000 Sq.ft.)	Acreage ^c	Residential Units	Commercial (1000 Sq. ft.)	Population ^d	Avg. Potential Density	Residential Units	Commercial (1000 Sq.ft.)
RESIDENTIAL LAND USE CATEGORIES									
RMF RESIDENTIAL MULTI FAMILY	265	--	67.45	312	--	991	12.6 units/ac.	853	--
RSF RESIDENTIAL SINGLE FAMILY	384	--	186.11	674	--	2,135	3.8 units/ac.	708	--
RS RESIDENTIAL SUBURBAN	88	--	95.13	122	--	388	1.4 units/ac.	133	--
COMMERCIAL LAND USE CATEGORIES									
CR COMMERCIAL RETAIL	--	70	29.19	46 ^e	148 ^f	144	3.3 units/ac.	97	394
CS COMMERCIAL SERVICE	--	11	31.17	--	59 ^g	--	--	--	255
IND INDUSTRIAL	--	0	18.79	--	3 ^h	--	--	--	3
OTHER LAND USE CATEGORIES									
AG AGRICULTURE	--	--	102.73	--	--	--	--	--	--
OS OPEN SPACE	--	--	81.49	--	--	--	--	--	--
PF PUBLIC FACILITIES	--	--	26.4	--	--	--	--	--	--
REC RECREATION	--	--	32.78	--	--	--	--	--	--
TOTALS	737	81ⁱ	671.24	1,154	210	3,658		1,791	652

TABLE NOTES

- a 2035 projections are based on anticipated population growth projections compiled by the County Department of Planning and Building Department. Population is discussed in more detail in Chapter 2. The numbers of units assigned to each category assume that growth will occur on land with existing entitlements lands first. After that, the ratio of Residential Single Family and Residential Multi-Family units is expected to be consistent with historic trends. Commercial square footage estimates are based on the market estimates provided in the San Miguel Economic Strategy (Natelson Dale 2013).
- b Future capacity considers development of the community to its theoretical maximum capacity, based on zoning and allowable density or intensity. This table demonstrates that the community has adequate land use capacity for future growth beyond 2035.
- c Acreage and density calculations are based upon gross acreage. Gross acreage includes lands not suitable for development, such as road rights-of-way, access easements, or flood hazard areas.
- d Population projections assume maintenance of 3.17 persons per dwelling unit, as observed in the 2010 US Census.
- e Residences are an allowable use in the Commercial Retail (CR) land use category if they are secondary and incidental to a primary commercial use. Mixed use developments are encouraged within specific areas of the community, including portions of the Central Business District.
- f Of the 148,000 square feet anticipated for the Commercial Retail land use category, roughly 141,000 square feet would be for retail use, 5,000 square feet for office use, and 2,000 square feet for light industrial use.
- g Of the 59,000 square feet anticipated for the Commercial Service land use category, roughly 13,000 square foot would be for retail use, 6,000 square feet for office use, and 41,000 square feet for light-industrial use.
- h Because most of the land in the Industrial land use category is owned by the railroad, only 3,000 square feet of floor area is anticipated with all uses for the Industrial land use category.
- i Roughly 81,000 square feet of occupied commercial structures was estimated by County staff. Larger unoccupied buildings (e.g. Purina Barn) were excluded from this calculation, as they skewed industrial square footage estimates.

FIGURE 3-B:
San Miguel Land Use
Categories



- Study Area
- Urban Reserve Line
- Mixed Use Areas
- Central Business District
- CD H - Historic
- CD FH - Flood Hazard
- Land Use Categories**
- Agriculture
- Commercial Retail
- Commercial Service
- Industrial
- Multi-Use (RSF/CS)
- Open Space
- Public Facility
- Recreation
- Residential Multi Family
- Residential Rural
- Residential Suburban
- Residential Single Family



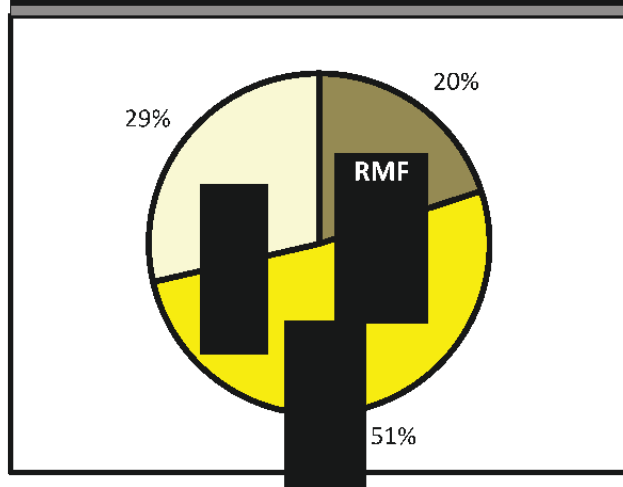
3-2.2: Residential Land Uses

Many of San Miguel's residential areas have an historic character that is only possessed by communities that were developed before the advent of mass-produced housing. This is especially true of the older neighborhood between the highway and Mission Street. Each house has its own "look." Setbacks from the street vary from lot to lot. Architectural detailing, though modest, is distinctive when compared to many contemporary examples. Some buildings are of genuine historical interest. However, time has taken a toll. Maintenance deferred over a span of many years has contributed to an impression of shabbiness in some parts of town. Many homes are small, and indoor storage space is often inadequate to accommodate all the possessions that a typical household accumulates. When these items overflow into the yard, they also contribute to the community's untidy appearance. The older neighborhoods are distinguished by the presence of many mature trees that provide shade and a sense of visual separation from the highway.

Approximately 55 percent of the land in San Miguel is designated for residential development. This Plan identifies three residential land use categories to accommodate a variety of housing types: Residential Single Family [RSF], Residential Multi-Family [RMF], and Residential Suburban [RS]. As shown in Figure 3-C, approximately 51 percent of the residential acreage has been designated as Residential Single-Family. Residential Multi-Family land makes up roughly 20 percent of the residentially-zoned land. Residential Suburban accounts for roughly 29 percent of the residential acreage.



FIGURE 3-C: Residential Land Distribution



As shown in Figure 3-C, approximately 51 percent of the residential acreage has been designated as Residential Single-Family. Residential Multi-Family land makes up roughly 20 percent of the residentially-zoned land. Residential Suburban accounts for roughly 29 percent of the residential acreage.

Residences may also occur in the Commercial Retail [CR] land use category in designated Mixed Use areas. Within Commercial Service [CS] and Industrial [IND] categories, residential uses are limited to a caretaker's residence, in certain limited situations.

The following descriptions include a summary of each residential use. The residential areas establish densities, expressed either as a minimum parcel size (in the case of

Residential Suburban) or as the number of dwelling units per gross acre. A gross acre includes not only the area required for the actual residential use (dwelling unit and yard), but also the area required for local streets and utilities necessary to serve each residential neighborhood.

One important focus of this plan is to expand opportunities for housing San Miguel's workforce population. Workforce housing is intended to provide working families with the opportunity of homeownership in proximity to job centers. Variety is a key element of workforce housing, as different families have different housing needs. Mixing smaller bungalows and cottages in with larger single family homes and townhouses can help to accomplish this.

The potential residential development for San Miguel is shown in Table 3-B.

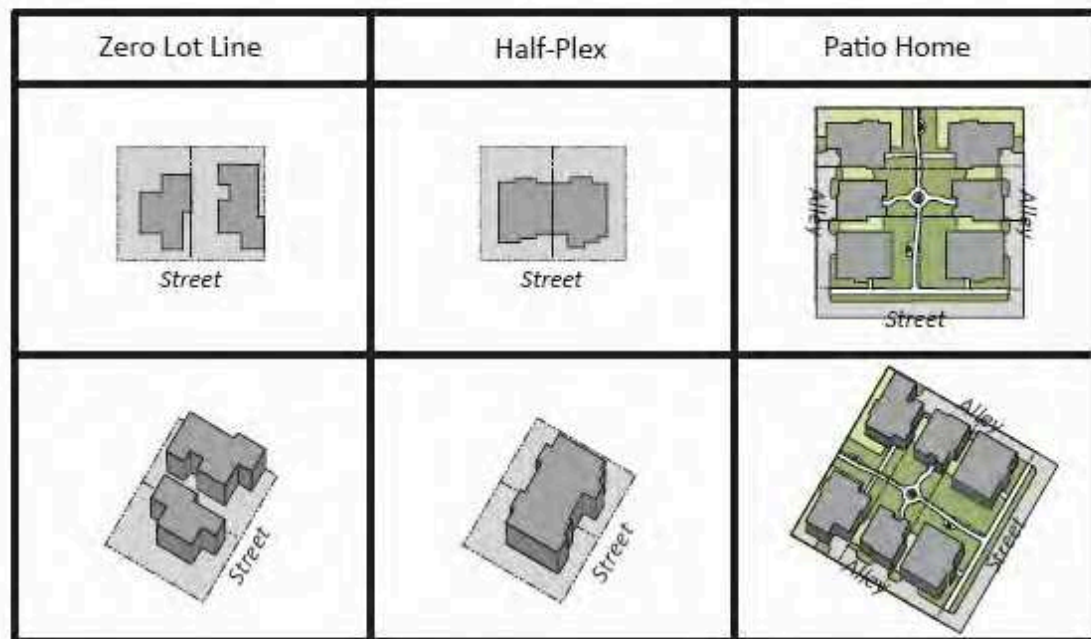
Table 3-B: Potential Residential Development for San Miguel	
Year or Time Frame Type	Dwelling Units
Units in San Miguel in 2013 Community Total	737
2012 - 2035 New Units by Land Use Category (new dwelling units)Type	
Residential Multi-Family [RMF]	47
Residential Single Family [RSF]	290
Residential Suburban [RS]	34
Commercial Retail [CR]	46
Commercial Service [CS]	0
Industrial [IND]	0
Public Facilities [PF]	0
Recreation [REC]	0
Open Space [OS]	0
2012 – 2035 (new dwelling units)Subtotal	417
2035 Community Total (existing + new dwelling units)	1,154
Assumptions: <ol style="list-style-type: none"> 1. Some existing units will be replaced by new units. 2. New Residential Multi-Family will average 15 units per acre on the west side of Mission Street and 18 units per acre on the east side of Mission Street. 3. New Residential Single Family will range from 2 to 12 units per acre with an average gross density of 3.8 units per acre. 4. New Residential Suburban will average about one unit per acre. 5. Residences in Commercial Service are limited to caretaker's units. 	

A: Residential Multi-Family [RMF]

The Residential Multi Family [RMF] category allows for a broad range of housing types. Densities in RMF will typically range from 10 units per acre to 26 units per acre. This can include apartments, condominiums, and small-lot detached housing. Figure 3-D illustrates examples of various types of small-lot development that could occur in the Residential Multi-Family land use category.

Within the San Miguel Urban Reserve Line are approximately 67 acres of land designated for multi-family residential development (RMF). In 2013, about one-half of this acreage was vacant; the balance is occupied by existing development. There are several locations where new multi-family development will face a single-family neighborhood across the street or where the two will share a common property line. It is important that new RMF development should be visually and functionally compatible with the dominant pattern of single-family development in San Miguel, reflecting the neighborhood character, streetscape and scale.

FIGURE 3-D: Examples of Multi-Family Residential Development Types



Please refer to Figure 3-E for the following discussion of RMF neighborhoods.

(1) West side RMF Neighborhoods

L Street Neighborhood. West of Mission Street, the RMF-designated area is focused along L Street, between 9th and 13th Streets. This area largely comprises existing lots that were part of the original Town of San Miguel map, recorded in 1889. This area is expected to fill in with smaller multi-family projects of three to six units each.

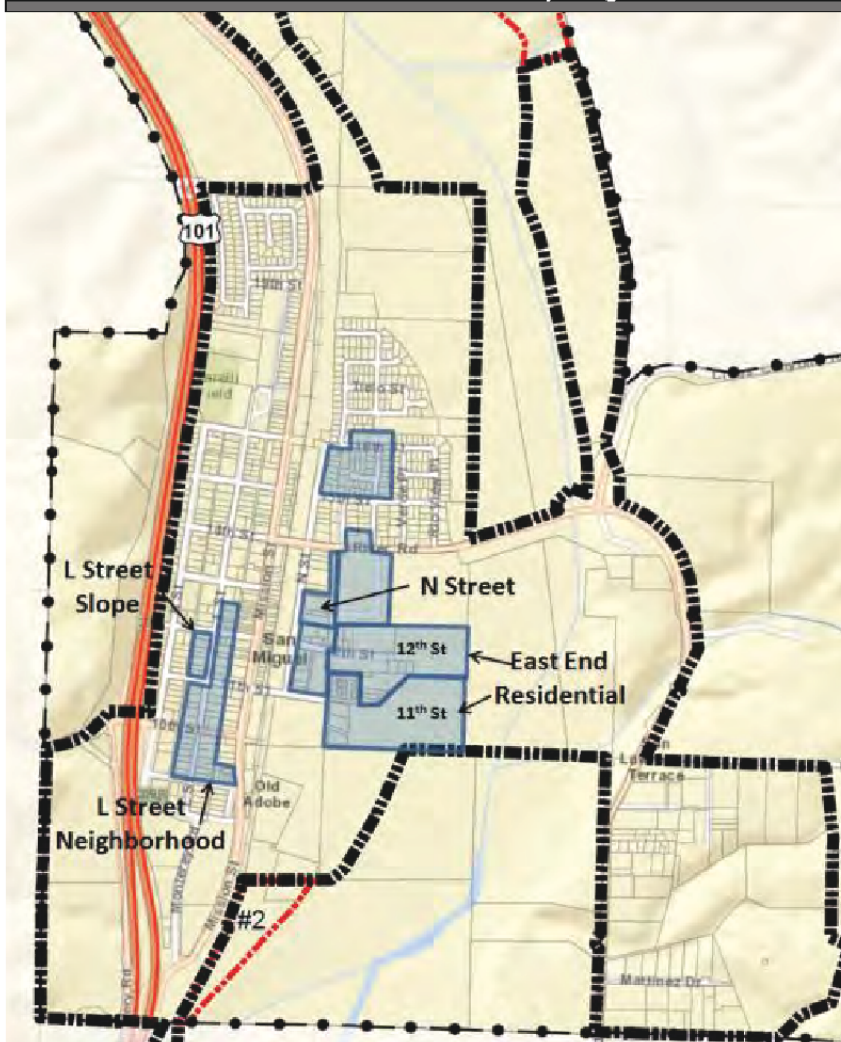
L Street Slope. The west side of L Street between 11th and 12th Streets includes a slope with a grade of about 15 percent. While this area is designated as RMF, new development in this area is limited to one single-family residence and one or two cottage units along the L Street frontage at the bottom of the hill.

(2) East side RMF Neighborhoods

The **N Street** neighborhood includes a mix of existing uses. In 2013, these included warehouses, an old motel, two mobile home parks, and interspersed single family residences. This multi-family neighborhood is envisioned to have densities ranging from

about 15 to 20 units per acre with a mix of housing types. Careful consideration of site design is necessary in order to ensure that development is compatible with surrounding uses.

FIGURE 3-E: Residential Multi-Family Neighborhoods



The **East End** area is located at the eastern ends of 11th and 12th Streets along the Salinas River corridor. This area is designated RMF, in order to allow a mix of densities, lot sizes, and housing types, including both attached and detached units. Proximity to the river provides an opportunity to create usable open areas for recreation and enjoyment that may include private yards or shared common spaces. New local streets that connect these neighborhoods will need to be developed in this area.

Along 11th Street, the existing lots vary in size, which should add variety to the composition of housing types. Densities should range from 15 to 20 units per acre.

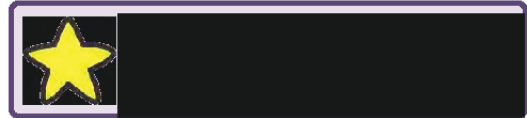
The sites along the extension of 11th Street are larger in size; this should enable a transition between the single family neighborhood to the south and the multi-family along 12th Street and N Street. This is reflected in the overall gross density in this area that is more consistent with the density

of a single family neighborhood. Multi-family structures should resemble single family structures in appearance and scale. The overall site development should be clustered outside of the flood zone. Figure 3-N illustrates a concept plan for this neighborhood.

Please refer to Figure 3-F for the following discussion of RSF and RS neighborhoods.

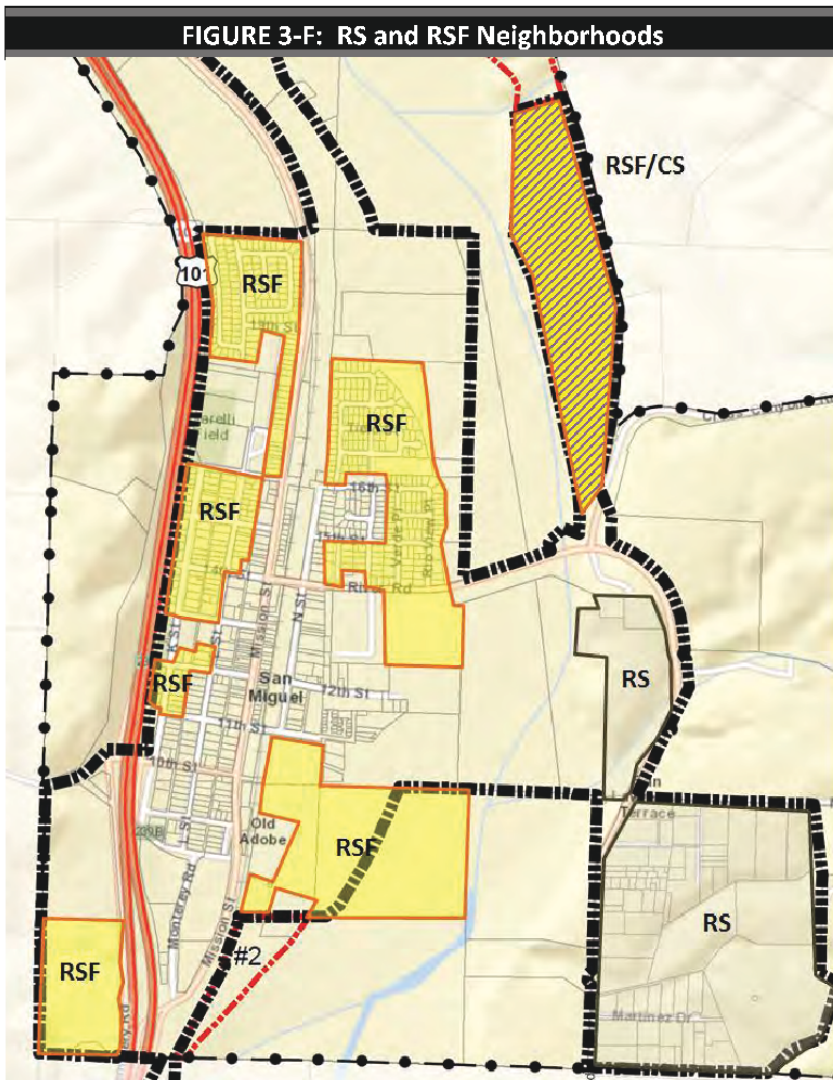
B: Residential Single Family [RSF]

The RSF category generally allows development of a single family residence on each parcel. New parcels can range in size from 6,000 square feet to one-half acre depending on the availability of urban services. Secondary residences up to 800 square feet in size are generally allowable on



lots of at least 6,000 square feet.

FIGURE 3-F: RS and RSF Neighborhoods



Cluster subdivisions and planned unit developments are a tool that may be used in the RSF category to enable a more flexible approach to development. In these cases, overall density is maintained, but setbacks, lot widths, and lot sizes, for example, may be reduced. In exchange, additional public areas and open spaces can be accommodated.

(1) West side RSF

West of the railroad tracks, the RSF-designated areas are primarily within the historic “Town of San Miguel” subdivision, which was recorded in 1889. “Town” lots are generally 50 feet wide and 150 feet deep. Most lots front a “lettered” north-south aligned street (e.g. K, L, Mission, N), with alleys running parallel midway through each block.

Having been developed periodically throughout San Miguel’s history, the west side includes a mixed array of housing types. Some Victorian homes dating back to the early days of the railroad are still found throughout town.

Most housing in this area dates to the World War II era, when San Miguel experienced its greatest population boom.

North of Lillian Larsen Elementary School is a neighborhood of newer homes constructed in the early 2000s.

(2) East side RSF

East of the railroad tracks, the RSF-designated areas in 2013 included a few newer subdivisions, as well as several larger undeveloped parcels. Cluster-style subdivisions and planned developments are envisioned for this portion of town. These types of development accommodate about the same number of residential units as conventional subdivisions, while reducing parcel sizes and allowing areas to be set aside as open space (e.g., Salinas River flood plain).

A new RSF neighborhood is proposed east of the Salinas River, along Indian Valley Road. This area is intended to allow residential development on lots of about 10,000 square feet or larger.

C: Residential Suburban (RS)

The RS designation is intended for lower-density single family housing. RS areas are provided with water service, but are not expected to be served by the community sewer system. As a result, new lots must be at least one acre in size or larger in accordance with the Land Use Ordinance.

All of the RS areas in San Miguel are east of the Salinas River, with the San Lawrence Terrace neighborhood occupying most of the RS land. San Lawrence Terrace was originally subdivided in the 1920s. Some portions of San Lawrence Terrace have been further subdivided, but most lots in the area are at least one acre in size.

3-2.3: Commercial and Industrial Land Uses

Approximately 16 percent of land in San Miguel is designated for commercial and industrial uses. This Plan establishes two commercial land use categories, Commercial Retail and Commercial Service, and an Industrial category. These commercial land use categories are mostly located along Mission Street and 10th Street, where they serve the daily needs of San Miguel residents by providing goods, services, entertainment, and employment opportunities. Larger commercial acreages are located west of the freeway and east of the Salinas River. Commercial areas should be located to complement each other and provide a variety of amenities to serve the community and surrounding area. See Figure 3-G for the locations of the Commercial and Industrial land use categories.

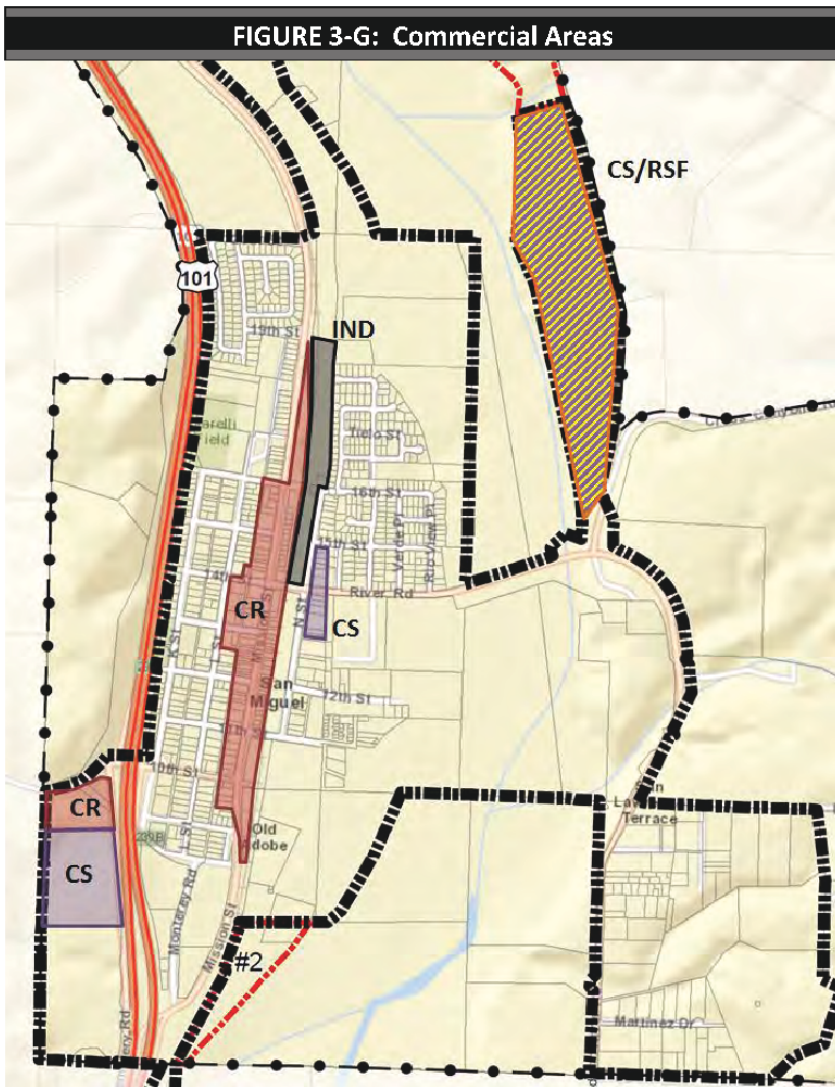


A: Commercial Retail (CR)

The Commercial Retail designation provides for trade in retail goods and services. Commercial Retail also allows for mixed-use development, where residential units such as apartments are located above or behind commercial uses. There are several CR-designated areas:

(1) Central Business District (CBD) – 11th to 14th Streets

The Central Business District is focused along Mission Street. Most businesses are concentrated on the west side of Mission Street between 11th and 14th Streets. Most of the buildings in and around the business district have existed there since the 1940's, with some dating to the early 1900's. Uses include restaurants, bars, a post office, and general retail businesses. This area is seen as the “town center” of San Miguel and is a primary gathering point – the cultural hub of the community – and should be reserved for commercial development.



The Central Business District area promotes the development of a complementary mix of residential, commercial, office, civic, and personal service uses, while enhancing the community's historic character and the feeling of being “downtown.” The commercial center provides opportunities for retail shops, outdoor gathering areas, restaurants, services and/or business-professional uses to support the daily needs of residents.

(2) Central Business District (CBD) – North of 14th and South of 11th Streets

Areas in the Central Business District north of 14th Street and south of 11th Street have been more sporadically developed. These locations would be ideal for commercial mixed-use development. In some cases, blocks already have an established pattern of mixed residential and commercial uses.

(3) 10th and K Street Areas

Near the 10th Street off ramps from Highway 101, a CR area is designated largely for highway-oriented uses. Existing businesses in this area include restaurants, a gas station and a motel. Additional streetscape improvements are envisioned for this area.

(4) Cemetery Road Area

About five acres of land is designated CR at the southwest corner of Cemetery Road and 10th Street. This site is envisioned for “parking-lot dependent” commercial land uses that may not be feasible in the CBD. Such land uses would generally have a floor area ratio of around 0.25 (see subsection E for a discussion on Floor Area Ratio). Uses could include a grocery store, pharmacy, bank, and other businesses that would serve town residents and also attract people from the rural areas outside of San Miguel. This site has freeway visibility and could also accommodate highway-oriented uses, such as outdoor sales, automobile service uses, or commercial services uses with regional draw.

B: Commercial Service (CS)

The Commercial Service designation provides for uses such as offices, business and commerce parks, outdoor storage, light manufacturing, repair services, and similar uses.

(1) Cemetery Road Area

Approximately 10 acres of vacant land is available for CS development along the west side of Cemetery Road, south of 10th Street. This area is easily accessible from Highway 101. A “campus style” business park or commerce park development is envisioned for this site, with floor area ratios estimated at roughly 0.2. Uses could include offices, public assembly facilities, retail sales (in support of other uses), electronics manufacturing, and/or lodging facilities (e.g. hotel, RV park, etc.)

(2) Indian Valley Road Area

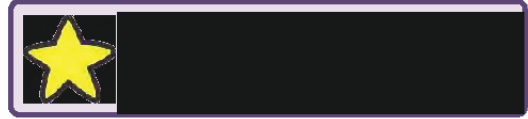
The Indian Valley Road site is the home of a former landing strip. This site is designated with two land use categories: RSF and CS (see Section 3-3.2). For the CS portion of the site, it is envisioned that there should be flexibility to develop a range of acreages with most uses allowable in the CS land use category. In the short-term, this area will not be provided with sewer service, which will limit development intensity. Eventually, when services are extended east of the Salinas River, development could be intensified.

The Indian Valley area is advantageous because its large acreage under a single ownership enables a wide range of land uses and flexibility in the design of development. In contrast, other commercial areas in town generally have fractured ownership patterns and less flexibility.

C: *Industrial [IND]*

The only land designated as IND in San Miguel is located along the railroad tracks. The vast majority of this land is owned by the Union Pacific Railroad, and there are no long-term plans to develop the land. The IND-designated land is highly visible and in close proximity to residential and commercial areas.

In recognition of this, new development would need to take potential incompatibilities with adjacent land uses into consideration. Additionally, design would need to achieve harmony with adjacent commercial and residential development. This is accomplished through design guidelines, as well as performance standards (see Section 9-6.2).

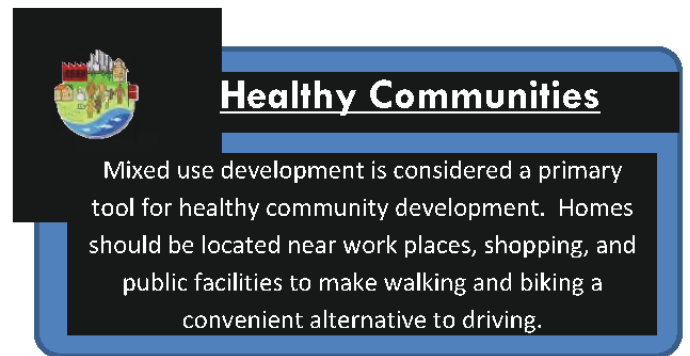


D: *Mixed Use [MU]*

Certain locations in the CR category are identified as “Mixed Use” areas on the land use map in Figure 3-B. These are areas where mixed commercial and residential development is desirable and encouraged.

The County’s Land Use Ordinance allows residential uses to be located either 1) on the second floor above primary ground-floor commercial uses or 2) behind and attached to the primary ground-floor commercial uses. The residential units generate pedestrian activity that can help to animate the streetscape. Also, residents can provide a “neighborhood watch” function during times when businesses are closed. San Miguel encourages this kind of mixed use development.

In certain circumstances, “horizontal” mixed use may be appropriate. In these cases, commercial uses and residential uses are located in separate buildings and on separate parts of the site. One concept that incorporates horizontal mixed use development is envisioned for the N Street area (see Section 3-3.4), where commercial development would occur in the front of the parcel, but caretaker’s residences could be developed at the rear.

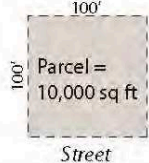
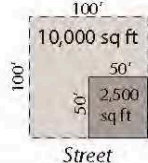
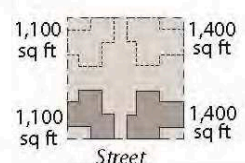
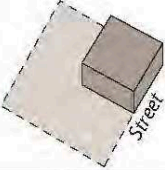
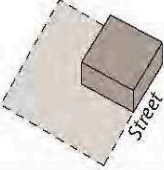
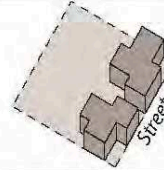
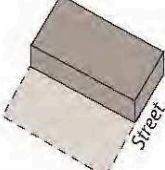
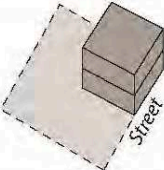
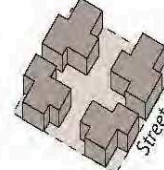
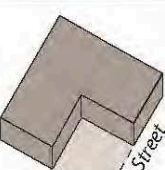
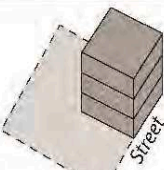
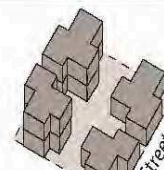


E: *Floor Area Ratios*

In order to achieve a compact development form, this Plan encourages floor area ratios consistent with those found in small downtowns rather than in suburban settings. Floor Area Ratio (FAR) is the ratio of building space to land area that is an indicator of the intensity of development on a parcel. Figure 3.1.3 illustrates three examples of FAR. Along Mission Street and in Mixed Use areas, FARs between 0.5 and to 0.75 are appropriate. Uses requiring larger parking lots may have FARs between 0.25 and 0.35. The Indian Valley commercial area will require sewer service in order to be developed with an FAR of 0.20 or greater. Higher FARs help

use land more efficiently, maintain a compact urban form, and reduce the pressure for future expansion of development onto agricultural lands.

FIGURE 3-H: Floor Area Ratios

Floor Area Ratio $\text{FAR} = \frac{\text{Total Building sq ft.}}{\text{Total Parcel sq ft.}}$	 100' Parcel = 10,000 sq ft Street	 100' 10,000 sq ft 50' 2,500 sq ft Street	 1,100 sq ft 1,400 sq ft 1,100 sq ft 1,400 sq ft Street
FAR = .25			
FAR = .50			
FAR = .75			

FAR = Floor Area Ratio. The FAR indicates the maximum intensity of development on a parcel. The FAR is expressed as the ratio of building space to land area. For the purposes of this illustration, building space is the enclosed gross leasable space.

3-2.4: Other Land Uses

A: Agriculture [AG]

An area of about 110 acres between the railroad and the river north of the wastewater treatment plant is designated as Agriculture and is included within San Miguel's Urban Reserve Line. Its location and topography make it a convenient area for future growth. The site has the flexibility to accommodate many potential uses, including uses that provide jobs and require a large area. This site has access constraints due to barriers created by the railroad and river. Extending N Street north through Union Pacific Railroad properties would create one access point. However, a second access point across the railroad tracks to Mission Street would need to be developed for more intensified uses. This area is intended to remain in agricultural use in the Agriculture land use category as a "holding zone" until access problems are resolved and the

appropriate amount and type of urban development and services are determined through a future amendment to this Plan.

B: Open Space [OS]

The OS land use category is for publicly-owned open space lands or lands where an open space easement has been recorded. This category includes lands owned by the County within the flood plain of the Salinas River. It also includes portions of the privately-owned open space parcel in the Mission Meadows subdivision located north of 16th Street and east of N Street.

C: Public Facilities [PF]

The PF land use category is for existing or planned public facilities. Within San Miguel, PF areas include the Lillian Larsen Elementary School, the library, and the Machado Wastewater Treatment Plant.

D: Recreation [REC]

The REC land use category is used for parks and recreational uses and cultural activities. In San Miguel, the community park, Rios Caledonia Adobe, and mission grounds are all designated REC. Also in the REC category, the land between the mission and Highway 101 (see Figure 3-I) provides the visual foreground for motorists viewing the mission from the highway. As vacant land, it allows an unobstructed view of the mission. However, development in this location has the potential to enhance or detract from the mission's visual setting. Guidelines in Chapter 9 are intended to ensure that future development on these parcels is compatible with the mission.



Father Reginald Park, located on the west side of Mission Street, just north of San Luis Obispo Road, has the potential to become an extension of the mission experience for visitors. By emphasizing the park's historical associations, and with the addition of physical enhancements that would link it visually to the mission, it could become an important intermediate destination between the mission and the downtown. For example, sidewalks could be installed that use the same colored concrete as the sidewalks at the mission. A concept plan should be prepared to indicate how the park could be enhanced to accomplish this purpose (refer to Figure 3-J).

A 30-foot wide strip on the west side of the N Street, between 11th and 14th Streets is also proposed to be in the REC land use category. Due to its narrow configuration, not all of the recreational uses allowable in the REC category can be accommodated in this location. Ideally, this land could be acquired by the County, Community Services District, or another entity to be used as a linear park. Additionally, drainage facilities (e.g. bioswale or percolation basins) could be located in this area.

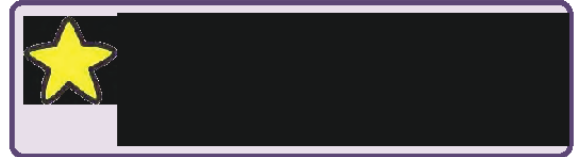
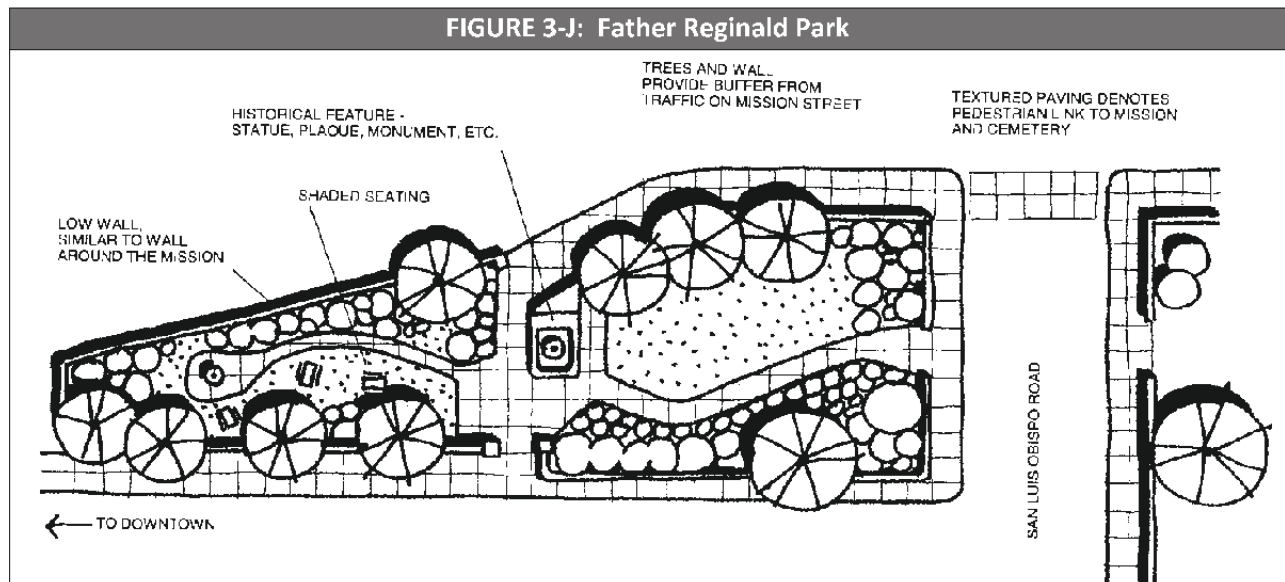


FIGURE 3-J: Father Reginald Park



3-2.5: Combining Designations

Combining designations are special land use category “overlays” applied in areas of the county with hazardous conditions or special resources. In those areas, more detailed review is needed to avoid adverse environmental impacts or effects of hazardous conditions on proposed development projects. The following areas are subject to special combining designations. In some cases, specific standards have been adopted for areas where a combining designation is applied. Those standards are found in Article 10 of the Land Use Ordinance and apply to development proposals, in addition to the standards of Chapter 22.14 of the Land Use Ordinance.

A: Flood Hazard

Areas that are within the 100-year flood zone are located in the FH designation. In San Miguel, this is primarily the lower river terrace of the Salinas River. Certain construction requirements and drainage standards must be met in the FH area.

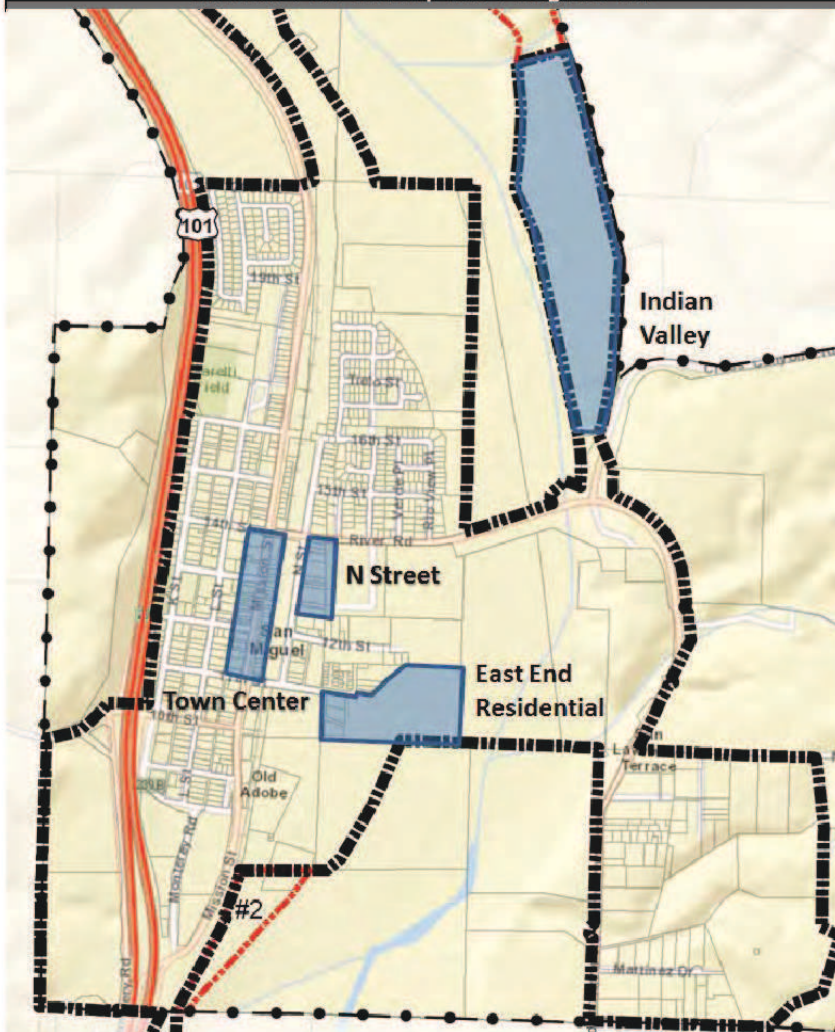
B: Historic

The H designation is used to identify areas and structures of historic significance. In San Miguel, the H designation is applied to the Rios-Caledonia Adobe and Mission San Miguel. Expansion of the H designation to other structures may be considered once an historical resources inventory has been prepared (see Section 4-2.2 for a discussion of historical resources).

C: Sensitive Resource Area

The Salinas River corridor is designated as a Sensitive Resource Area (SRA) Combining Designation. Sensitive Resource Area designations are applied to areas having high environmental quality and special ecological or educational significance. This designation is intended to protect habitat and migration corridors for wildlife.

FIGURE 3-K: Conceptual Design Areas



Note: The concepts described in this section are intended to illustrate important elements of the design for these areas. They are examples of how these sites could be developed; future development projects are not required to comply with every aspect of these concepts, but should carry out the intent. Please refer to Chapter 9 for the requirements to implement a project in these areas.

3-3.1: Town Center

The image of Mission Street is of primary importance for the vision for San Miguel. It is essential that the streetscape convey a positive image. The image must reinforce the town's historic character, convey a sense of a community that welcomes visitors, and provide an enjoyable environment that encourages people to linger. The land uses on Mission Street immediately north of the mission should visually convey that there may be points of interest worth visiting elsewhere in San Miguel. Design guidelines for the downtown area should

be extended to the area on the east side of Mission Street immediately north of the mission so that its future development will provide a more appealing link between the mission and downtown. This vision for the San Miguel town center is implemented by the commercial design standards in Chapter 22.104 of the Land Use Ordinance, the commercial design guidelines found in Section 9-6, and the programs described in this plan.

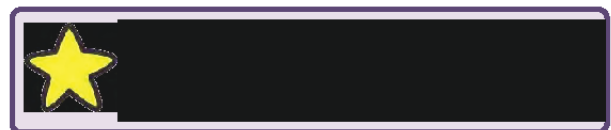
To help guide improvements to the Central Business District, The “Town Center Plan” was adopted as part of the 2003 San Miguel Community Design Plan. Although some of the improvements in that plan were made, opportunities for additional enhancement existed at the time the Community Plan was adopted. Figure 3-L illustrates these opportunities.



The core of San Miguel’s downtown includes the block of historic buildings at the corner of 13th Street and Mission Street, as well as other older buildings along Mission Street between 11th and 14th Streets. Many of these buildings date from the early 1900s and contain architectural elements typical of that period of California’s history. New downtown buildings should be compatible in function and appearance with the existing buildings. Compatibility should be achieved, not by requiring that new buildings adhere to a particular design theme or style, but by observance of guidelines and standards dealing with site design, building height and proportion, and pedestrian-scale architectural details. Examples of appropriate styles include most variations commonly seen from the late 1800s through the 1940s and styles that incorporate design elements from the mission.

The design of new buildings on the east side of Mission Street in the downtown area should consider the appearance of the facade that faces the railroad track. These facades will be visible from the N Street side of the track. They should include the same design elements as the buildings’ street facades.

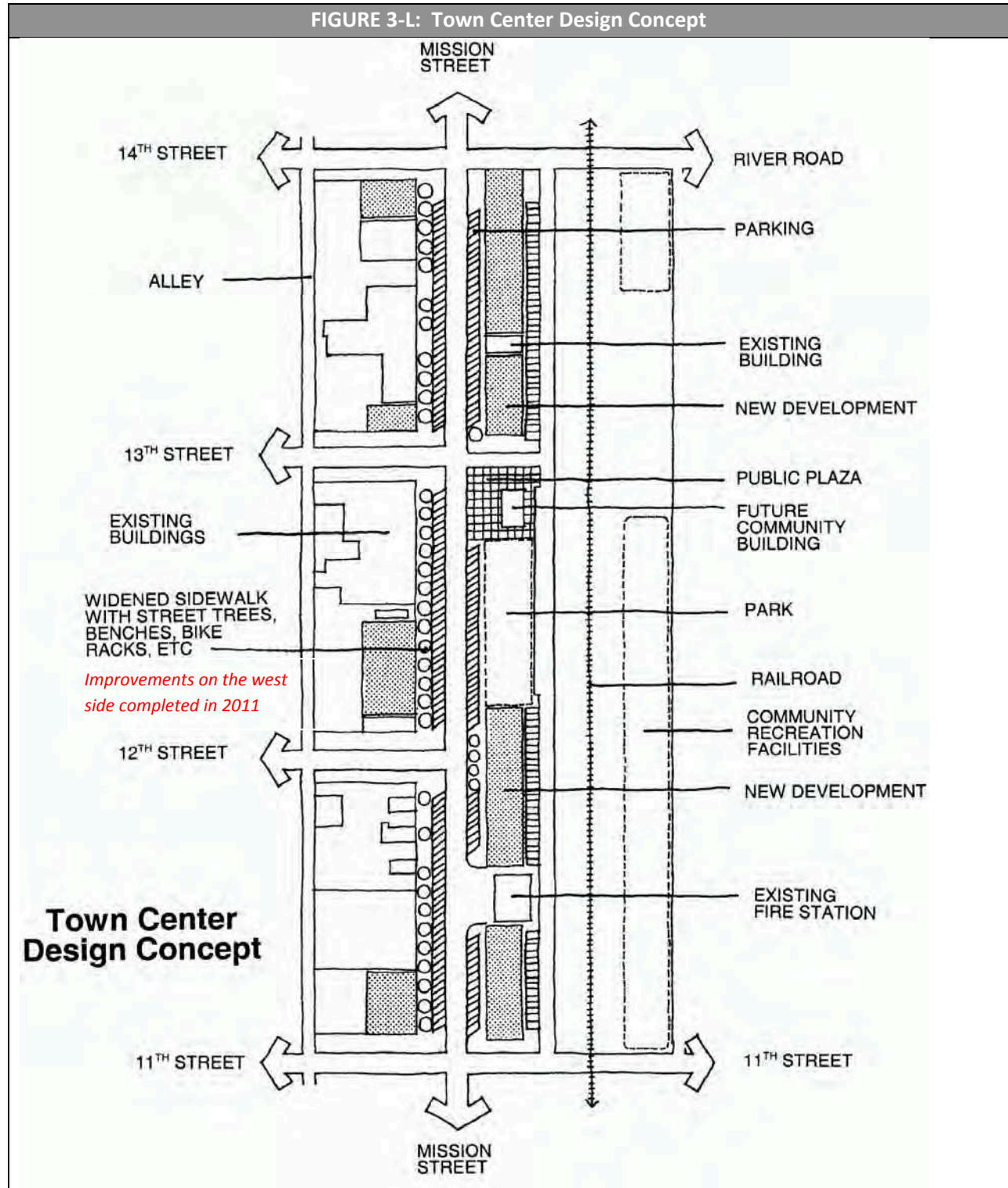
Motor vehicles and the land they take up for parking and maneuvering are generally incompatible with pedestrian activities. San Miguel’s downtown core area must become a pedestrian-friendly area if it is to achieve its economic potential. Adequate parking must be provided, but it must not be allowed to compromise the pedestrian environment, visually or functionally.



Sidewalks on Mission Street should not be interrupted by driveways. Parking requirements should consider the fact that eighty percent of San Miguel’s residents live within a quarter mile of the downtown core – a convenient walking or biking distance. Tourists and other visitors will park somewhere in the core area and go from place to place on foot.

In contrast to San Miguel's residential areas, the commercial district has few mature shade trees. Preserving and rehabilitating the historic buildings and improving the pedestrian environment with landscaping and other features will be important factors in the resurrection of a vigorous local economy.

FIGURE 3-L: Town Center Design Concept

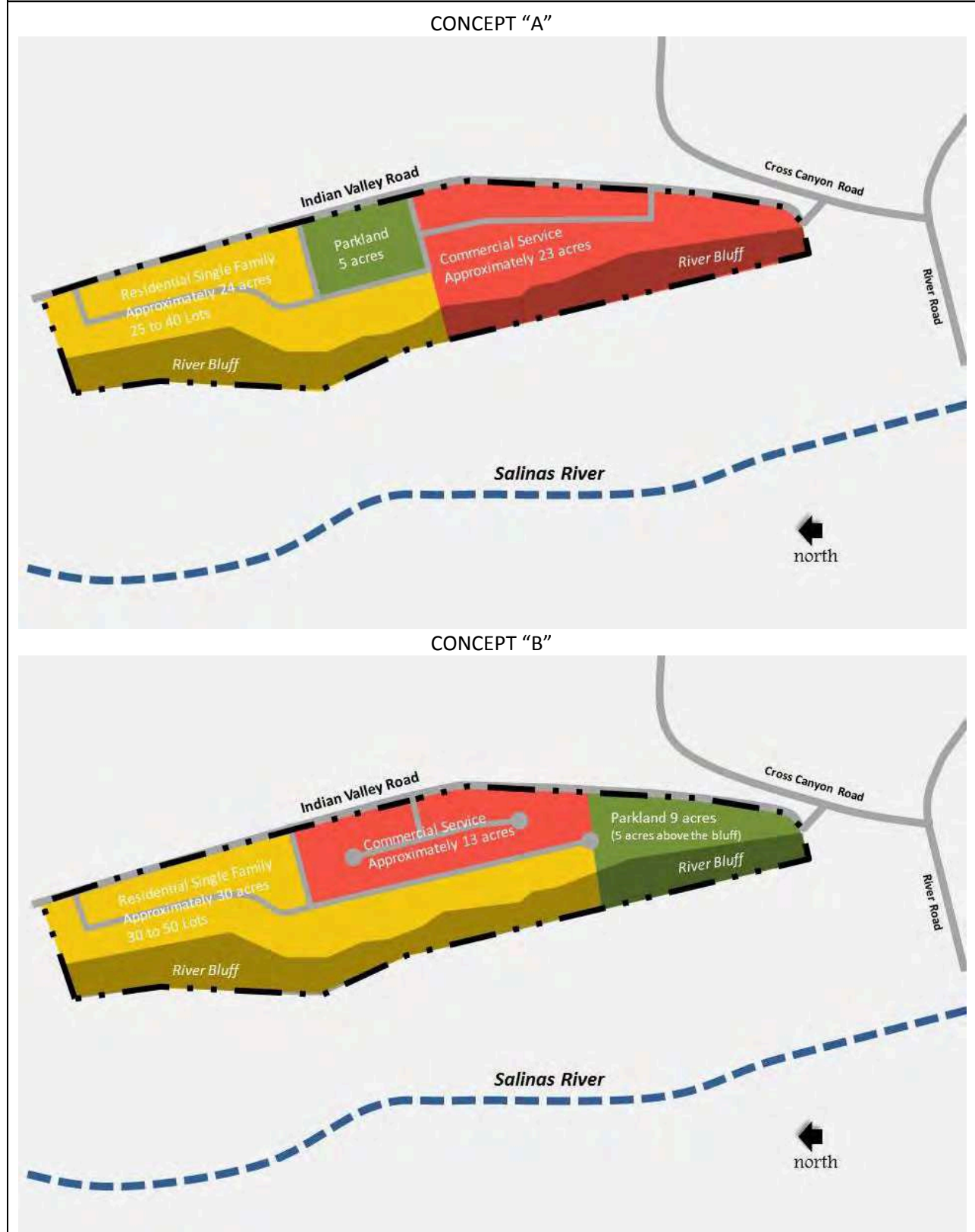


3-3.2: Indian Valley Road Area

The Indian Valley Road site consists of a 50-acre parcel that was formerly used as a landing strip. This site is proposed to carry a *dual zone* of Commercial Service (CS) and Residential Single Family (RSF). Figure 3-M shows two conceptual land use layouts for development of a combination of commercial service, residential, and open space uses. The conceptual level of development anticipated includes the following features:

- **Flexible land use.** At the applicant's option, the full 50-acre site could be developed with Commercial Service uses. However, applying a dual zone of CS and RSF allows the CS area to be reduced to a minimum of about 13 acres, with single-family residential development and open space uses occupying the remainder of the site.
- **Commercial Service uses.** Most all uses associated with the CS zone would be allowable on the Indian Valley site. Uses that are inappropriate for other areas in the community – such as outdoor storage yards, agricultural processing, automobile service, and manufacturing would be appropriate for this area. This area is also seen as providing an opportunity for businesses that would include a high proportion of “head of household” employment.
- **Residential development.** At the applicant's option, up to 50 single family residences could be developed on the site. Residential development would be focused along the western portion of the site, nearest the Salinas River. Additionally, both active and passive open space uses could be included on this site.
- **Separation of uses.** If both residential and commercial uses are developed on the Indian Valley site, the two uses would need to be adequately separated and buffered. This can be accomplished by providing separate access points, a landscaped buffer zone, and other physical separators such as a street rights-of-way.
- **Extension of services.** Any new development would need to address funding and financing for extending water and sewer services to the Indian Valley Road site.

FIGURE 3-M: Indian Valley Design Concept



3-3.4: N Street Area

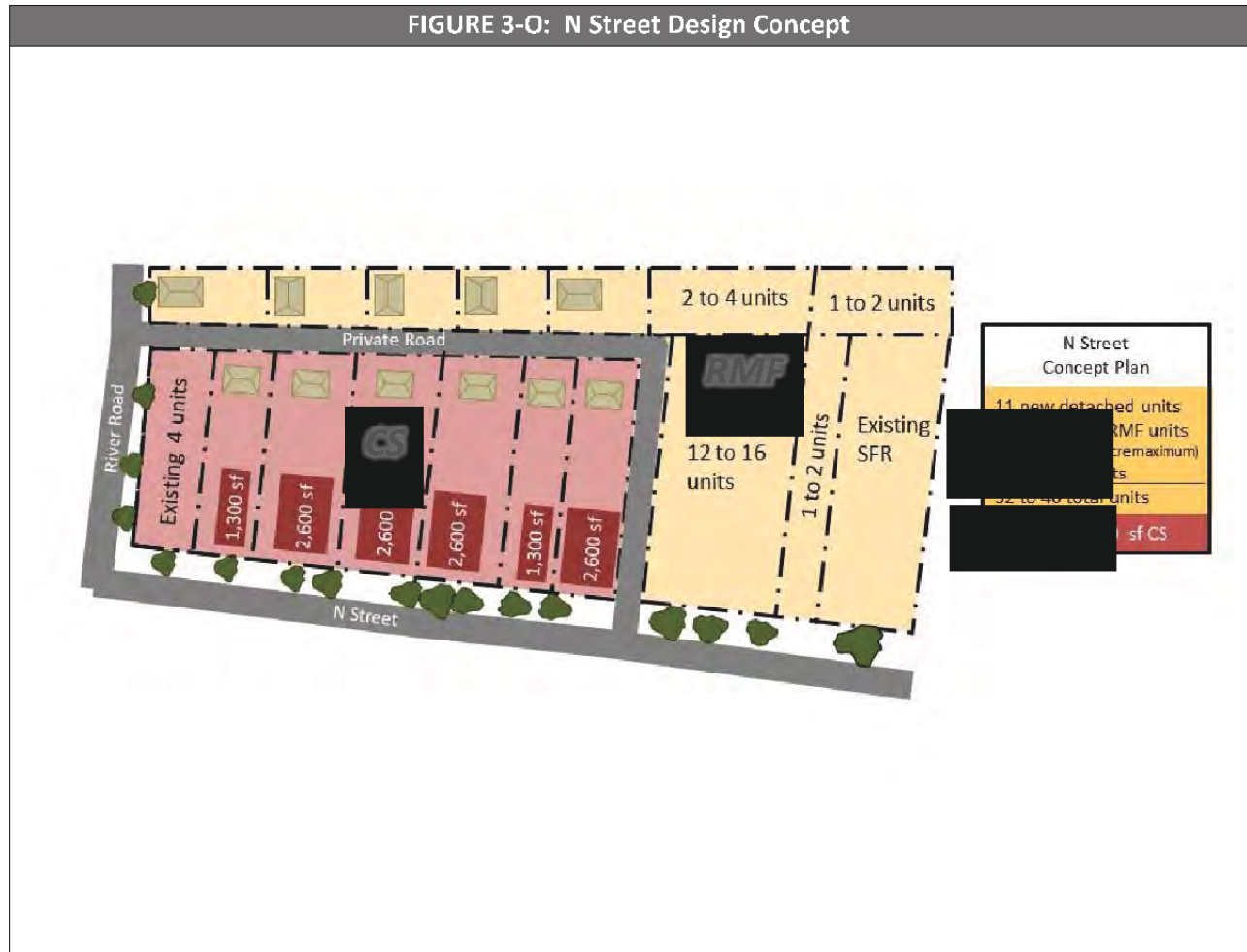
The N Street neighborhood (see Figure 3-E) presents an excellent opportunity for “horizontal” mixed use. The area has been designated as CS, but faces a large obstacle to full-scale development: fractured ownership. Most parcels in this area are too small to support large-scale commercial development. Additionally, N Street has a number of existing residences, making it important for new development to be sensitive to adjacent residential uses. To address these challenges, the N Street Design Concept in Figure 3-O includes the following features:

- **Commercial Service area.** The CS area is located along the east side of N Street between 13th Street and 14th Street/River Road. Existing parcels in this area could be fully developed with CS uses, as long as those uses adhere to performance standards to ensure compatibility with nearby residences (e.g. noise, vibration, hours of operation, etc.). To enhance the existing Commercial Service designation, each of these parcels could also be developed with a caretaker’s residence, as long as it is located on the rear half of the parcel. Typically-required limits on the size of caretaker’s units would be removed for this area.

This approach allows a business owner to live on the same site as the business, with the goal of making the existing parcels along N Street more marketable. Examples of businesses that would be appropriate for this area include the following:

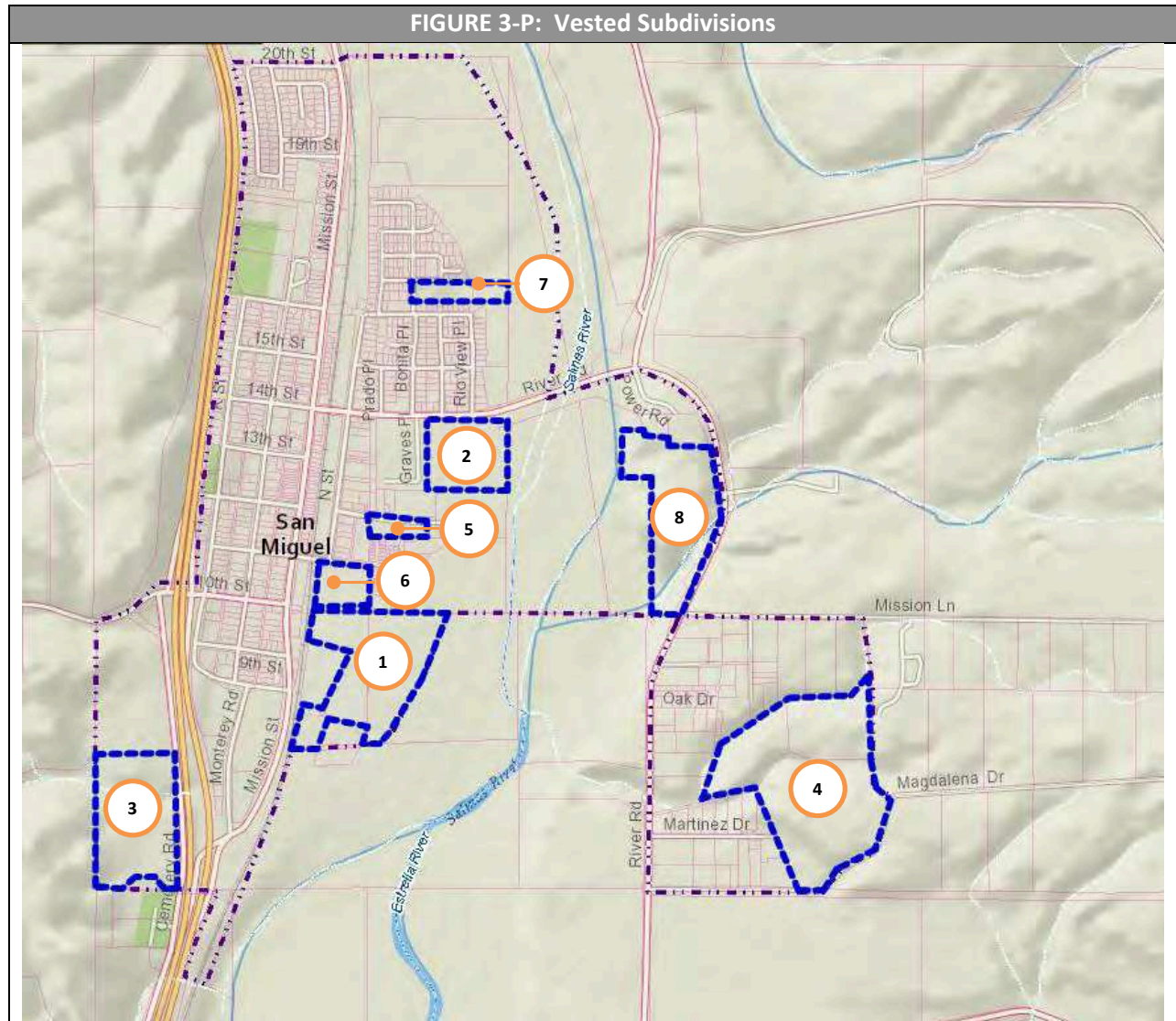
- Lodging – hotels, motels, bed and breakfasts, etc.
 - Offices
 - Outdoor retail sales – nurseries, building materials, etc.
 - Public assembly or religious facilities
 - Sports and recreation
 - Warehousing and storage (e.g. mini-storage warehouses)
- **Residential Multi-Family area.** The Residential multi-family area shown in Figure 3-O would have a maximum density of 15 units per acre. A private road would provide access and helps separate the residences from the commercial development. Adequate on-site parking would need to be provided for sites fronting the private road.

FIGURE 3-O: N Street Design Concept



3-4.1: Vested Subdivisions

Between 2001 and 2006, several residential subdivisions were approved in the community of San Miguel (see Figure 3-P). These subdivisions are “vested,” which means that development is able to occur in accordance with the original subdivision approvals. In most cases, vesting on these subdivision maps will expire by 2016. The vested subdivisions include detached single family residences on small lots (e.g. less than 3,000 square feet), as well as conventional single family lots (e.g. about 6,000 square feet). Roughly 50 lots in vested subdivisions would be sized at roughly one acre for custom single family residential development.



The County should work with interested subdividers of these vested subdivision maps to explore ways that the maps might be revised in order to accommodate a wide range of lot sizes and densities and a richer mix of housing types, accompanied by common open areas for enjoyment and recreation.

#	Subdivision	Location	Units
1	Tract 2527	N Street, south of 11 th Street	60
2	Tract 2637	South side of River Road, west of the bridge	58
3	Tract 2633	West side of Cemetery Road, north of the cemetery	44
4	Tract 2723	End of Martinez Drive and Magdalena Drive	38
5	Tract 2779	620 12 th Street	31
6	Tract 2710	South side of 11 th Street at N Street	24
7	Tract 2750	720 16 th Street	15
8	Tract 2647	West side of River Road, south of Power Road	12

3-4.2: Community Expansion

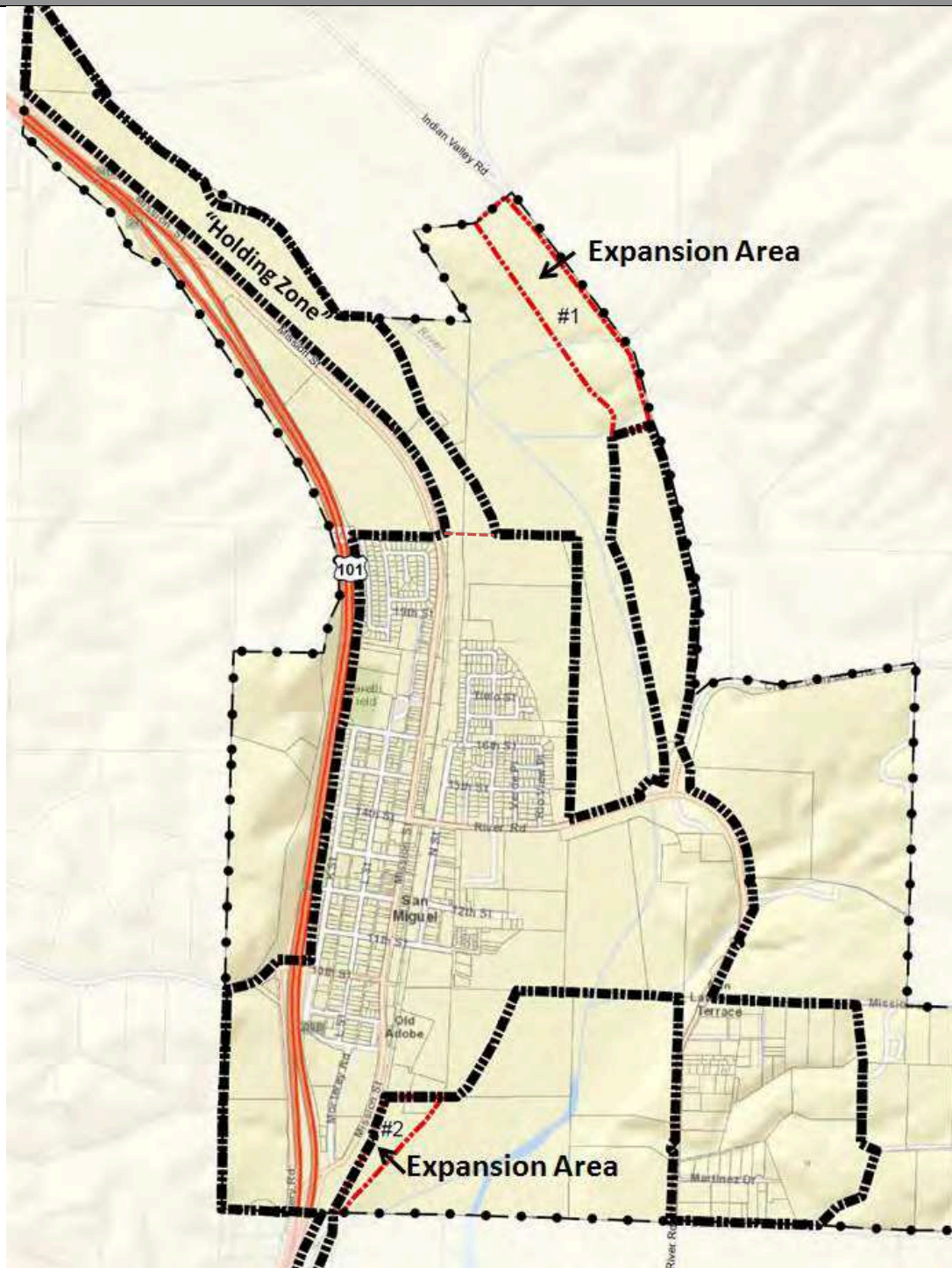
The Study Area considered under this Community Plan is coterminous with the boundary of the San Miguel Community Services District (CSD), as approved by the Local Agency Formation Commission. In the future, when the town expands and additional land is required for new urban development, especially land uses that would provide opportunities for new businesses and employment, community expansion should occur within the 2013 CSD boundaries. This Plan identifies two sites for potential community expansion (see Figure 3-Q):

Expansion Area #1 is located on the west side of Indian Valley Road, just north of the old landing strip site that is referred to as the Indian Valley Road area (see Figure 3-M). This site is also a relatively level area on the upper river terrace. This site is large enough to accommodate a variety of uses, but its location on the east side of the river is less convenient for future expansion.

Expansion Area #2 is located near the southerly end of town, east of the railroad tracks and southeast of the mission. The site contains about eight acres that are gently sloped and outside of the flood hazard area. There may be access constraints due to the railroad tracks. This site's size would limit it to smaller-scale projects that may be appropriate for the southern gateway to town.

In order to expand the community to include any of these sites, an amendment to this Plan will need to be approved. A proposal to expand the community would address things like access and circulation, extension of utilities, water supply, parks and open space, development intensity, and community facilities needed for development (e.g. roads, parks, and water and sewer lines)

FIGURE 3-Q: Community Expansion Areas



3-5.1: Policies

A: Communitywide Land Use Policies

- Policy 3-1: Encourage development within the existing community, rather than conversion of adjacent rural lands to urban uses.
- Policy 3-2: Promote community health by:
- Increasing access to and availability of recreational facilities and open space.
 - Encouraging and promoting uses that would give San Miguel greater access to healthy foods.
 - Planning for “complete streets” that address not only vehicular circulation, but also bicycle and pedestrian circulation.
 - Encouraging land use patterns that are conducive to public transit services.
 - Pursuing improvements to the community that will increase the overall feeling of safety and well-being for the residents.
- Policy 3-3: Encourage a balance of land uses to meet daily shopping, recreational and social needs, while providing opportunities for businesses, employment, and tourism.
- Policy 3-4: Provide for adequate parks and public spaces.
- Policy 3-5: When considering land use category changes, ensure compatibility with military operations at Camp Roberts. *Reference: Camp Roberts Joint Land Use Study*
- Policy 3-6: Enhance the community’s aesthetic identity that is characterized by an eclectic mix of mission-themed, Victorian, and railroad-era architecture.
- Policy 3-7: Capitalize on the presence of historic resources.
- Policy 3-8: Provide pedestrian connections between the Central Business District, the mission, and other parts of town.
- Policy 3-9: When considering amendments to the General Plan for community expansion, give preference to expanding first within the existing Urban Reserve Line, then to the areas described in Section 3-4.2. Discourage expansion of the community beyond the 2013 Community Services District boundaries.

Policy 3-10: Consider community safety and site security in subdivision development and site design.

B: Commercial Land Use Policies

Policy 3-11: Encourage uses and activities that will bring visitors into San Miguel.

Policy 3-12: Encourage a combination of commercial and residential uses (mixed-use development) along Mission Street.

Policy 3-13: Provide sufficient land to allow for a variety of commercial and commercial services uses, including those that will serve employment and visitor needs.

Policy 3-14: Enable “adaptive reuse” (i.e. converting an existing structure to a new use) of culturally or aesthetically significant structures.

Policy 3-15: Within the town center area (Figure 3-L), encourage floor area ratios consistent with those found in small downtowns rather than suburban settings.

C: Residential Land Use Policies

Policy 3-16: Retain historical architectural styles throughout the old town.

Policy 3-17: Retain and enable development of a variety of housing types, including attached dwelling units, detached small-lot development and mobile home parks. Single family residential infill development should be designed for compatibility with the existing pattern of development. New subdivisions should provide a setting that can comfortably accommodate a variety of housing sizes and designs for residents of all income levels.

Policy 3-18: Improve residential areas that show signs of physical and economic decline.

Policy 3-19: Encourage revisions to previously approved (but yet to be developed) subdivisions in order to accommodate a wide range of lot sizes, densities and housing types that are accompanied by common open areas for enjoyment and recreation.

3-5.2: Implementation Programs

Program 3-1: **Streamlining and encouraging preferred development.** Identify and seek to eliminate barriers to accomplishing community-preferred development, and provide incentives for such development. This can be done by using the Community Plan Environmental Impact Report to the maximum extent practicable (called “tiering”), considering a Master Conditional Use Permit per Program 2-9, and reducing permit thresholds for less complicated projects.

Program 3-2: **Parks and open space plan.** Develop a comprehensive parks and open space plan for the community. This plan should address acquisition of parkland, as well as maintenance and phasing.

Program 3-3: **Aesthetic improvement program.** Develop a program to improve community aesthetics. This program could include the following measures:

- a) Community beautification award. Regularly recognize landowners who have substantially improved the appearance of their properties.
- b) Volunteer program. Encourage the development of a volunteer program enabling community members and organizations to help elderly or disabled residents with property upkeep.
- c) Mission gateway area. Working with affected businesses and landowners and the community, develop a plan to improve the appearance of the area along Mission Street between the mission and town center.
- d) Targeted code enforcement. Develop a code enforcement program that targets specific violations that have become detrimental to the community's appearance.

Program 3-4: **Town Center Plan update.** *[To be completed as part of the Public Hearing Draft]* Update the conceptual plan for the Town Center to reflect the approved development associated with Tract 2995. While many of the public features identified in the Town Center Plan may be precluded by approved development, efforts should be made to work with Union Pacific Railroad to include public and quasi-public uses on railroad-owned land along the N Street corridor. As part of this update, the following should be included:

- a) Funding and long-term maintenance – Long-term maintenance of public features in the downtown area should be addressed. A Business Improvement District (BID) or other assessment district should be responsible for on-going maintenance of landscaping, lighting, street furniture, and other amenities, as well as for other business district functions. A BID or other assessment district may also need to assist in funding improvements, and such improvements should be funded through sources that do not compete with funding for road maintenance and transportation capacity enhancement.

- b) Centralized parking – Develop a centralized parking program, a location for centralized parking, and development of a fee to be paid in lieu of providing on-site parking.

Program 3-5: **Conceptual Plan for Union Pacific properties.** Work with Union Pacific Railroad to develop a conceptual plan and strategies, including the following, for the future use and ownership of railroad properties.

- a) Circulation – Extension of N Street northward to serve prospective future development in the 110-acre area within the Urban Reserve Line designated as Agriculture.
- b) Fencing and safety – Fencing of the railroad corridor and other mechanisms designed to promote safety and discourage trespass.
- c) Parkland – Potential acquisition of land along the east side of N Street between 11th and 14th Street for park and recreational purposes.
- d) Private development – Any lands proposed to be sold off by the railroad for future private development.

Program 3-6: **Signage Program.** Develop a community signage program, focusing on the Mission Street and 10th Street corridors. The signage program should address the following:



- a) Wayfinding – Assist tourists and visitors with finding local attractions, businesses, and services.
- b) Business road signs – Replace the individual business signs along public roadways with a consolidated signage incorporating a common design theme.
- c) Public art and murals – Encourage the development of a public art and mural program, and create a process for obtaining public input.

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4

RESOURCE CONSERVATION

San Miguel Community Plan

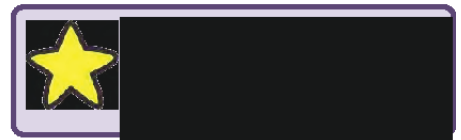


[REDACTED]

This chapter contains policies and implementing programs to preserve and protect natural resources and cultural resources and to conserve energy. San Miguel's setting, adjacent to the Salinas River, includes natural resources that are important not only for aesthetic value, but also for environmental quality, habitat protection, recreation, and agriculture. Proximity to water courses is also an indicator for prehistoric and historic cultural activities. The preservation and protection of natural and cultural resources and San Miguel's historic character is an important goal of the Community Plan.

[REDACTED]

Because of San Miguel's booming past, many of the lands within the community have been urbanized and no longer contain native vegetation communities. These ruderal (previously disturbed) areas, largely dominated by weedy vegetation, are found on vacant lots and road edges. In San Miguel, the most predominant natural feature is the willow-cottonwood forest along the Salinas River corridor. Elsewhere, vegetation is predominately composed of non-native annual grasslands, interspersed with patches of coyote brush. Outside of town, agricultural uses such as alfalfa fields and vineyards are common.



4-1.1: Biological Resources

The community of San Miguel is characterized by two primary plant communities and wildlife habitats: willow-cottonwood riparian forest and non-native grasslands.

A: Willow-Cottonwood Riparian Forest

These communities feature tall, open, broad-leafed, winter-deciduous riparian forests dominated by Fremont cottonwood and arroyo willow. These areas support cover for wildlife and good foraging habitat. Riparian zones help provide corridors for migratory birds and mammals. Their habitat value increases when water is present.

B: Non-Native Annual Grassland

Non-native annual grassland is found throughout California, primarily below 3,000 feet elevation on fine-textured, usually clay soils. This vegetation type is dominated by introduced annual grasses in association with many species of showy native forbs, especially in years of abundant rainfall. These grasses and flowers germinate with the onset of late fall and winter rains. Growth, flowering, and seed-set take place from winter through spring. Most annuals in this community die by summer and persist as seeds until the return of winter rains.

C: Special Status Plant Communities

The California Natural Diversity Database (CNDDB) (2012) has occurrence records for several special-status plant and wildlife species within the community. The following list contains the names of all special-status plant species known to occur within the Study Area.

Common Name	Latin Name	Status
dwarf calycadenia	<i>Calycadenia villosa</i>	1B.1
Kellogg's horkelia	<i>Horkelia cuneata</i> var. <i>sericea</i>	1B.1
least Bell's vireo	<i>Vireo belli pusillus</i>	FE, SE
pale-yellow layia	<i>Layia heterotricha</i>	1B.1
round-leaved filaree	<i>California macrophylla</i>	1B.1
Santa Cruz Mountains pussypaws	<i>Calyptridium parryi</i> var. <i>hesseae</i>	1B.1
Santa Lucia purple amole	<i>Chlorogalum purpureum</i> var. <i>purpureum</i>	FT, 1B.1
Status codes 1B.1 – California Native Plant Society List 1B.1 – Endemic FE – Federally Endangered FT – Federally Threatened SE – State Endangered		

D: Special Status Animal Species

The following list contains the names of all special-status animal species known or with the potential to occur within the Study Area.

Common Name	Latin Name	Status
American badger	<i>Taxidea taxus</i>	SSC
bald eagle	<i>Haliaeetus leucocephalus</i>	SE
burrowing owl	<i>Athene cunicularia</i>	SSC
California horned lark	<i>Eremophila alpestris actia</i>	WL
coast horned lizard	<i>Phrynosoma blainvillii</i>	SSC
ferruginous hawk	<i>Buteo regalis</i>	WL
golden eagle	<i>Aquila chrysaetos</i>	WL
Monterey dusky-footed woodrat	<i>Neotoma macrotis luciana</i>	SSC
pallid bat	<i>Antrozous pallidus</i>	SSC
prairie falcon	<i>Falco Mexicanus</i>	WL
Salinas pocketmouse	<i>Perognathus inornatus psammophilus</i>	SSC
San Joaquin kit fox	<i>Vulpes macrotis mutica</i>	FE, ST
silvery legless lizard	<i>Anniella pulchra pulchra</i>	SSC
tricolored blackbird	<i>Agelaius tricolor</i>	SSC

Common Name	Latin Name	Status
vernal pool fairy shrimp	<i>Branchinecta lynchi</i>	FT
western pond turtle	<i>Emys marmorata</i>	SSC
western spadefoot toad	<i>Spea hammondi</i>	SSC
yellow warbler	<i>Dendronica petechial brewsteri</i>	SSC
<u>Status codes</u> FE – Federally Endangered FT – Federally Threatened SE – State Endangered SSC – Species of Special Concern (California Department of Fish and Wildlife) ST – State Threatened WL – Watch List (California Department of Fish and Wildlife)		

E: Sensitive Resource Areas

The Salinas River corridor is designated as a Sensitive Resource Area (SRA) Combining Designation. Sensitive Resource Area designations are applied to areas having high environmental quality and special ecological or educational significance. This designation is intended to protect habitat and migration corridors for wildlife (primarily for the San Joaquin kit fox and Western burrowing owl). These areas are described in Section 3-2.5(C) in this Plan.



A critical step for the long-term protection of sensitive habitats is the preparation of a Habitat Conservation Plan (HCP). In 2011, preparation of the North County Habitat Conservation Plan was initiated. The North County HCP objectives are to provide for conservation of endangered

species and permit the incidental "take"¹ of species if it occurs during specific activities. The San Joaquin kit fox will be included in the HCP, with other species to be determined as the HCP is prepared.

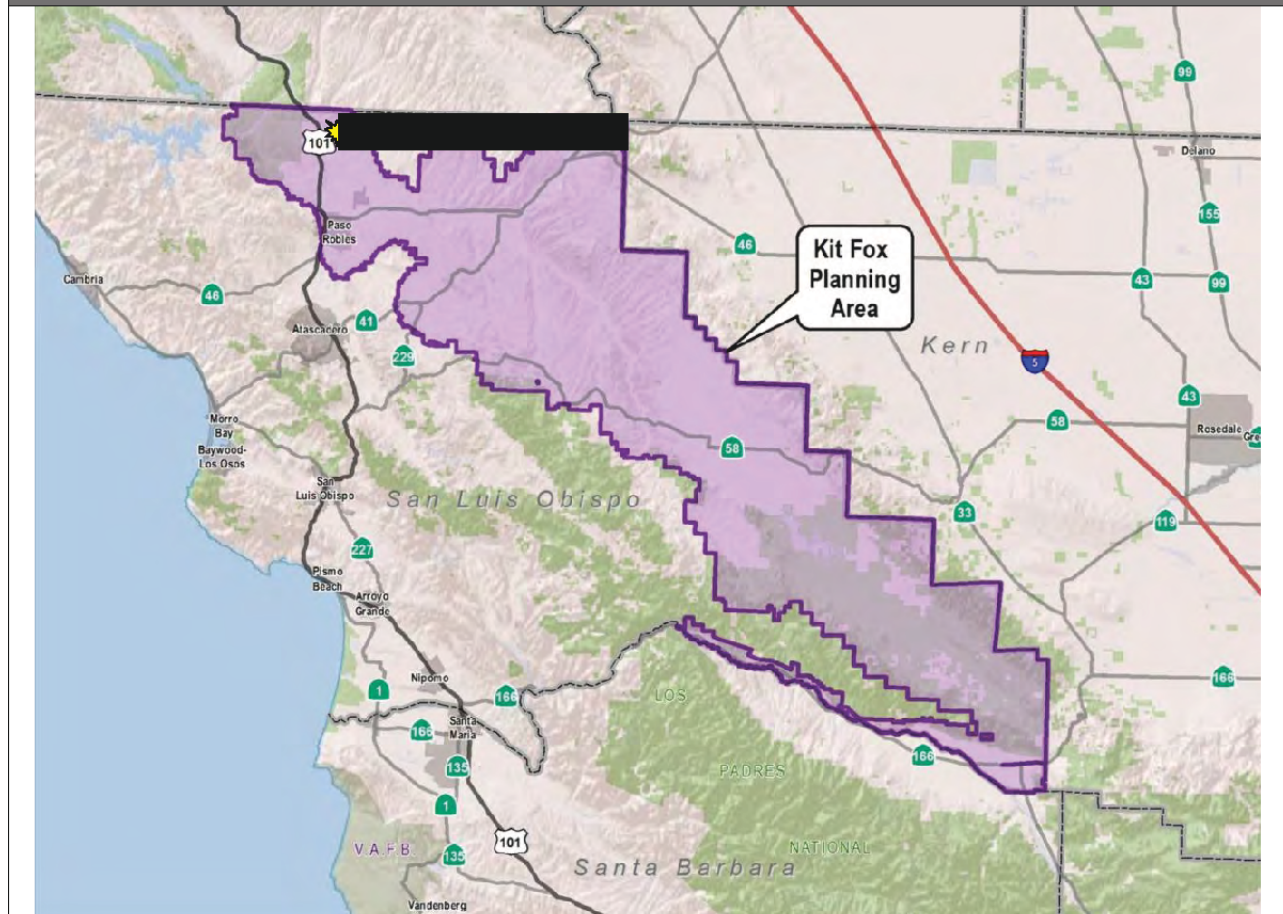


The HCP program is intended to provide for a streamlined review process for development projects that require discretionary permits that may potentially result in "take" of a covered endangered species. The mitigation strategies to be developed in the HCP will likely result in development standards for the

¹ "Take" is defined by the Federal Endangered Species Act (ESA) as harassment, harm, pursuit, hunting, shooting, wounding, killing, trapping, capture, or collection of threatened or endangered species.

community, as well as permanent open space or conservation easements through the community. Figure 4-A shows the 2011 boundaries of the North County HCP.

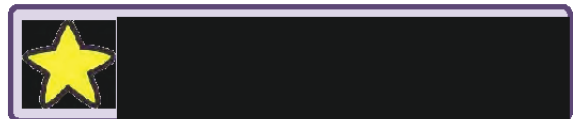
FIGURE 4-A: North County Habitat Conservation Plan Area



4-1.2: Water Resources

Water is a valuable and scarce resource; it is essential for environmental, social, and economic well-being in San Miguel and the surrounding areas. In 2013, San Miguel's entire water needs were met by pumping groundwater from the Paso Robles Groundwater Basin from two of three wells in the community. In 2010, San Miguel's gross water use was 239 acre-feet. During that same year, the basin as a whole pumped about 96,000 acre-feet. By 2035, San Miguel's gross water use is estimated to be about 483 acre-feet per year. Of that amount, nearly 46 percent helps replenish groundwater supplies through the Machado Wastewater Treatment Plant.

At this time, San Miguel has no supplemental surface water allocations (e.g. from a source such as the Nacimiento Water Project or State Water Project). However, in the future, the Salinas River



underflow² is a potential supplemental water source³. The underflow is accessible through shallow wells rather than deep wells, and it is generally separated from the ground water basin.

Within the greater Paso Robles Groundwater Basin, concentrated pumping has created localized pumping depressions and continued widespread declines in water levels throughout the basin. Maintaining a sustainable water supply is a critical need for the Paso Robles region. To that end, the County Board of Supervisors, on February 1, 2011, approved a Resource Capacity Study and certified a Level of Severity (LOS) III for the greater Paso Robles Groundwater Basin (refer to Figure 4-B).

LOS III - A Level of Severity III exists when water demand equals the available resource; the amount of consumption has reached the dependable supply of the resource.

As a result of the LOS III certification, the water resources strategy for the community of San Miguel includes:

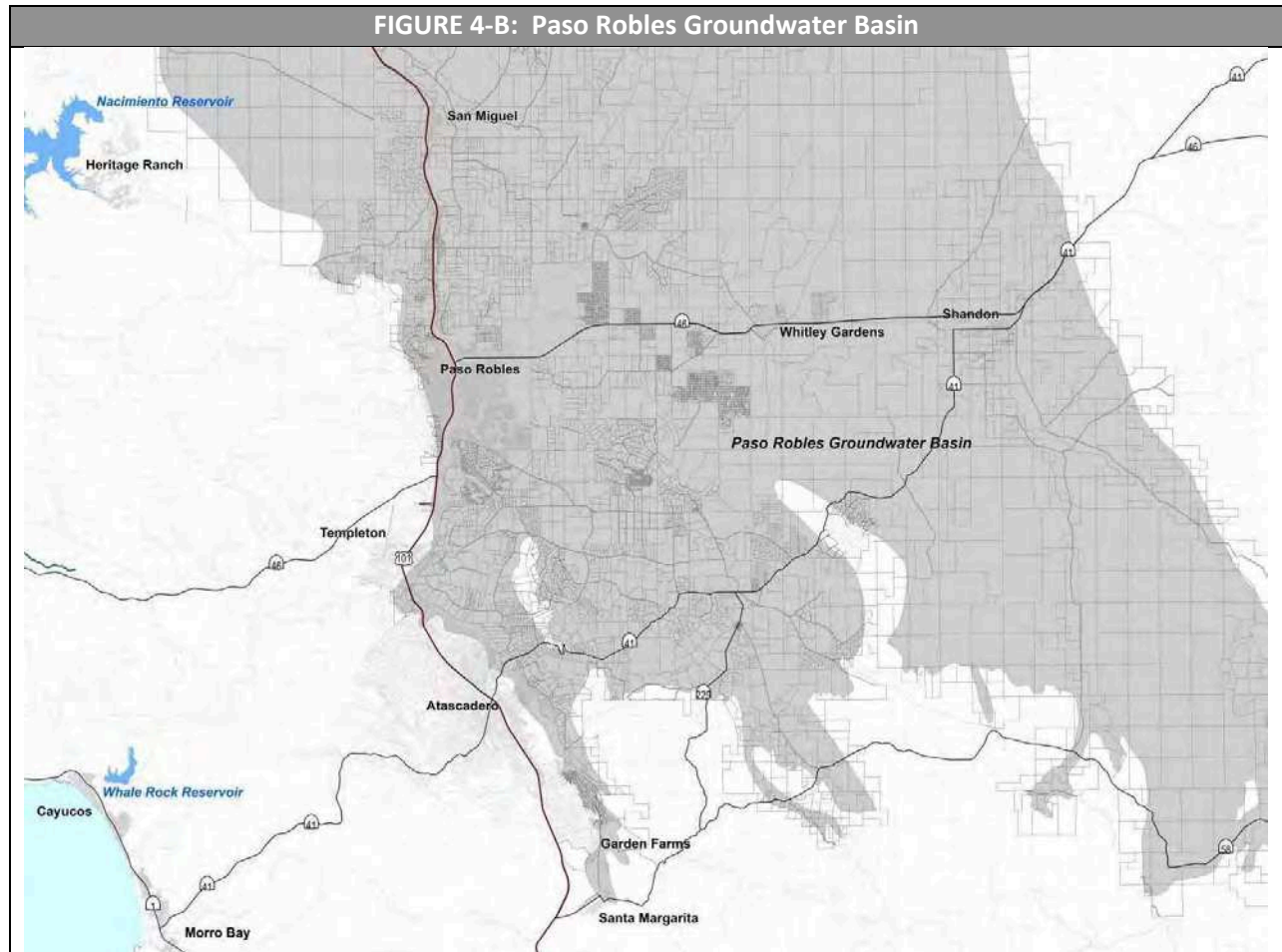
- **Conservation.** Using less water through daily practices
- **Efficiency.** Using less water with the systems that deliver water
- **Supplemental source of water.** Using water other than groundwater

These are important tools to sustain the groundwater supply in the Paso Robles region. This is particularly true in San Miguel, due to its drier climate with warm summers. Water conservation and more efficient water systems and use can save up to 20 percent of per capita water use. The following table lists specific conservation, efficiency and supplemental water strategies that should be implemented in the short and long-term.

	Conservation	Efficiency	Supplemental Water
Short-Term	<ul style="list-style-type: none"> • Low water using landscapes for new development • Educational outreach • Tiered water rates 	<ul style="list-style-type: none"> • High efficiency water fixtures and irrigation systems for new development 	<ul style="list-style-type: none"> • Evaluate access to the Salinas River underflow
Long-Term	<ul style="list-style-type: none"> • Reduce per capita water demand by 20 percent by 2020. • Develop a comprehensive water conservation program • Low water using landscapes for existing uses 	<ul style="list-style-type: none"> • CSD water conservation program (e.g. leak detection) • Retrofit existing fixtures 	<ul style="list-style-type: none"> • Connect to the Nacimiento Water Project

² Underflow is subsurface flow of groundwater associated with a river or stream that occurs as sub-horizontal flow, roughly parallel to and within the near-surface deposits underlying and directly adjacent to the course of the river. (Fugro, 2002)

³ The State Water Resources Control Board formally declared in Decision 1585 and Order WR 98-08 that the Salinas River underflow is fully appropriated between May 15 and December 31. (Fugro, 2013)



4-1.3: Natural Resource Policies

- Policy 4-1: Provide adequate buffers between urban development and the following: sensitive biological habitat, agricultural land and stream banks.
- Policy 4-2: Maintain the Salinas River in a natural state.
- Policy 4-3: Preserve areas within the flood plain of the Salinas River in their natural state as open space. Retain these lands in private ownership with an open space easement or acquire in fee essential properties for addition to the County parks system.
- Policy 4-4: Prevent water pollution, consistent with federal and state water policies and standards, including but not limited to the federal Clean Water Act, Safe Drinking Water Act, and National Pollutant Discharge Elimination System (NPDES). Incorporate Low Impact Development (LID) strategies into the design of new development to the greatest extent practicable.

- Policy 4-5: Require that once a Habitat Conservation Plan (HCP) for the North County has been completed, new development be consistent with HCP procedures and mitigation requirements.
- Policy 4-6: Preserve oak trees and other native or historically significant trees. Design development to incorporate these trees to the maximum extent feasible, giving highest priority to avoiding impacts to the trees.
- Policy 4-7: Encourage the use of native, drought tolerant plants in landscaping for new development, including private and public projects.
- Policy 4-8: Maintain a sustainable water supply by:
- a) Encouraging water conservation programs;
 - b) Maximizing groundwater replenishment by increasing the infiltration of runoff in public and private spaces;
 - c) Considering the use of recycled water for landscaping of parks, streetscapes, and open space areas in new developments;
 - d) Seeking supplemental water;
 - e) Obtaining necessary permits to allow extraction of Salinas River underflow as a source for the municipal water system.

4-1.4: Natural Resource Implementing Programs

- Program 4-1: **Acquire open space in the Salinas floodplain.** Establish a program to acquire in fee essential properties within the flood plain of the Salinas River for addition to the County parks system.
- Program 4-2: **North County Habitat Conservation Plan.** Complete a Habitat Conservation Plan (HCP) focusing on the San Joaquin kit fox and other special status species in the North County area. Obtain a Federal “Incidental Take” permit for the community. Consider locating an interpretive kiosk or informational display in San Miguel to provide educational information about the San Joaquin kit fox and other natural resources in San Miguel and vicinity as part of the outreach and education component of the HCP.
- Program 4-3: **Water Conservation Program.** The County and San Miguel Community Services District should collaborate to develop a comprehensive water conservation program for the community. The water conservation program should consider the following:

- a) Tiered water rates.
- b) Water conservation workshops.
- c) Low-water-using and native landscaping in public and private spaces.
- d) A rebate program for replacing fixtures/appliances or replacing irrigated landscaping with low-water-using landscaping.
- e) A plumbing fixture retrofit program.
- f) Ways to encourage greywater systems.
- g) Ways to encourage catchment, cisterns, and rain gardens for irrigation purposes.

Program 4-4: **Supplemental Water.** The County should work with San Miguel Community Services District to develop a long-range plan for supplemental water.

- a) In the short-term, the plan should identify measures that the District can take in order to obtain permits to extract from the Salinas River underflow.
- b) For long-term considerations, supplemental water sources could include surface allocations from the Nacimiento Water Project.

San Miguel's modern history begins with the founding of Mission San Miguel Arcangel in 1797 in territory inhabited by the Salinan people. The town grew up south of the mission on the west bank of the Salinas River. The railroad arrived from the north in 1886, providing convenient access to the San Francisco market for San Miguel's production of cattle and grain. When the original town was destroyed by fire in 1887, the new San Miguel was built near the terminus of the railroad line, north of the mission. During World War II, San Miguel became the off-duty retreat for 45,000 troops stationed at Camp Roberts, and the town's population grew to 4,000. Camp Roberts was de-activated in the late 1950's, and the local economy suffered. Many commercial and residential buildings began a cycle of vacancy, abandonment, deterioration and demolition, leaving vacant lots where once there had been homes and thriving businesses. Also in the 50's, the new freeway was constructed along the town's western edge, bypassing San Miguel's commercial district and adding to the community's economic troubles. For forty years, the community has hoped for a return of economic vitality, but its former prosperity has remained a memory. Some new homes have been built, but not enough to create a market for new local business.

4-2.1: Archaeological Resources

At the time of European contact, the San Miguel area was inhabited by the Salinan people. Salinan territory is estimated to have included the Pacific coast from Morro Bay north to Lucia, extending 50 miles inland to the headwaters of the Salinas River.



The Salinan population at the time of European contact was estimated to be between 2,000 and 3,000 persons (Jones 2008). People were organized into small groups, known as tribelets. Tribelets generally included a main village, occupied year-round. Additionally, some families would establish smaller, seasonal outlying settlements. Village sites were typically located near a water source, such as a spring or river. The principal village in the Miguelino Salinan area may have been located either at Cholame or possibly at the site of Mission San Miguel (Jones 2008). Salinan homes were quadrangular and supported by a framework of poles. Walls and roofs were made of thatched tule.

The Salinans were hunter-gatherers. Acorns, seeds, roots, berries, and greens were primary forms of sustenance. Trout and salmon would also likely have been fished from the Salinas and its tributaries. The Salinan diet also included small animals (e.g. snakes, rabbits, birds) and larger mammals (e.g. bear, deer, antelope).

With European contact and the subsequent establishment of Missions San Antonio de Padua (1771) and San Miguel Arcangel (1797), the traditional Salinan way of life was brought to its end.

4-2.2: Historic Resources

Much has been written about San Miguel's long and colorful history. While the details and specifics on San Miguel's history are not repeated in this Community Plan, there are other literary sources available through the San Luis Obispo County Library system. Excellent sources include:

- **Ohles, Wallace V. (1997).** *The lands of Mission San Miguel.* Fresno, Calif.: Word Dancer Press.
- **Stanley, Leo L. (1976).** *San Miguel at the turn of the Century.* Fresno, Calif.: Valley Publishers

Mission San Miguel was founded on July 25, 1797 by the Franciscan Padre, Fermin Francisco de Lasuen. This mission provided a stop on the trip that had previously taken two days, between San Luis Obispo and San Antonio de Padua. In 1806, twenty-seven huts were constructed, to be used as living quarters for the larger population of Salinan Indian Tribes. In the year of 1810, thousands of adobe bricks were made and stored; they were to be used in the construction of the present church.

The beginnings of a "town" at San Miguel started in 1835, when the construction of the two-story adobe, known today as the Rios-Caledonia Adobe began. This served as a headquarters for the administrator, appointed by the Mexican government. By the year 1871, a stagecoach ran daily from San Miguel to San Luis Obispo. In 1874, the Town now consisted of a hotel, schoolhouse, stable, at least two saloons, an express office, paint shop, blacksmith and wagon shop, and a post

office. All were destroyed in a disastrous fire that leveled the Town of San Miguel completely. The town was subsequently rebuilt north of the Mission.

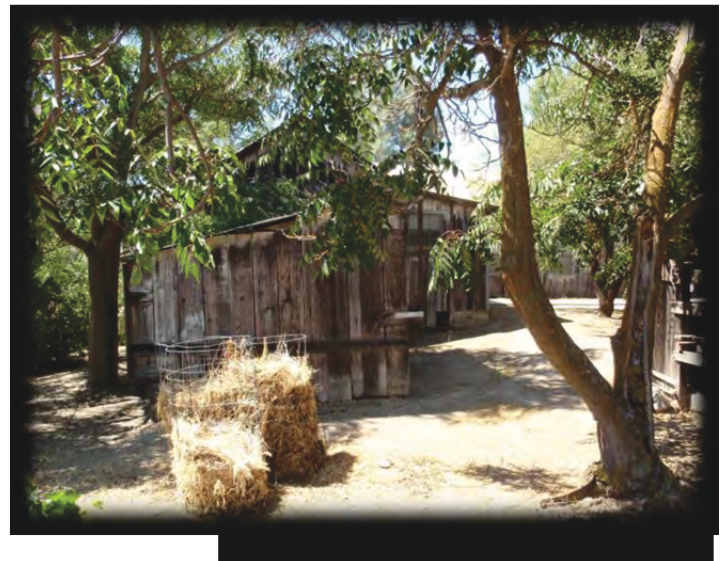
The Town of San Miguel was centrally located, descending from agricultural valleys flowing into the Salinas River. With the welcoming of the railroad in 1886, San Miguel had boomed into a bustling community with forty new businesses that catered to train passengers and Southern Pacific employees (Cultural Resource Management Services: Historical Evaluation, 2006). In later years, as the railroad progressed south to Templeton and eventually to San Luis Obispo, San Miguel's importance as a shipping center diminished and the community became more isolated.

After the boom of the railroad fell short, construction of Camp Roberts began by the U.S. Army during World War II. Once the war ended, Camp Roberts closed abruptly, but was re-opened during the Korean War for a short period of time. At that time, soldiers that were stationed there were allowed more mobility and this allowed them to move to larger communities that had more goods and entertainment than San Miguel. From then on, San Miguel has focused mainly on farming for agricultural uses of the surrounding areas.

In addition to the mission and the Rios-Caledonia adobe, San Miguel has many commercial and residential structures built during the period from the late 1800s through the 1950s that contribute to the community's unique historic character. It is important that these historic buildings be maintained in good condition. Otherwise, they may deteriorate to the point at which demolition becomes a realistic alternative.



Many buildings with historic value have already disappeared. A survey should be conducted to document San Miguel's historic resources. This information can be used to establish eligibility for grants and loans to help pay for rehabilitation efforts and to qualify for building permit standards specifically designed to encourage the preservation of a building's historic character. The following list and map include buildings and sites identified as historic in a self-guided tour pamphlet published by the San Miguel Business Association. These and other buildings and sites should be inventoried to determine whether they should be officially designated as historic resources by the County or the state.



Property Name	Location	Year Built	Comment
San Miguel Motel	13th and N	Late 1800s	Originally, "La Favorite" Hotel
San Miguel Flouring Mill	14th and N	Late 1800s	Oldest business in continuous operation
Park Garage	14th and Mission	1922	Once a Hupmobile dealership
Clark-Ovitt Building	14th and Mission	1927	Formerly, telephone office, bus depot
Church	13th and L	1887	
Sims Hotel	13th and L	1893	Later, the Makin Rooming House
Hoffman House	13th, K / L	Early 1800s	Later, the Maxwell Rooming House
Hoffman Garage	13th, K / L	Early 1800s	C.E.Hoffman designed and built town's first electric light company
San Miguel Library	13th, K / L	Early 1940s	Also used as a courthouse
San Miguel Jail	Behind library	WWII era	
School Bell	K, 12th / 13th	1888	Site of first schoolhouse, removed to construct Highway 101
Crettol Wall	11th and L	1958	Built by Jesse Crettol, Swiss stonemason who helped restore the Mission and built the stone bell tower in the Mission Cemetery
Bank of Italy	12th and Mission	1917	Later, Bank of America
Elkhorn	Mission 12th/13th	?	
Witcosky's Store	Mission 12th/13th	Early 1900s	Original building
Hutton Building	Mission and 13th	1940s	Has housed various businesses

FIGURE 4-C: Potential Historic Sites in San Miguel



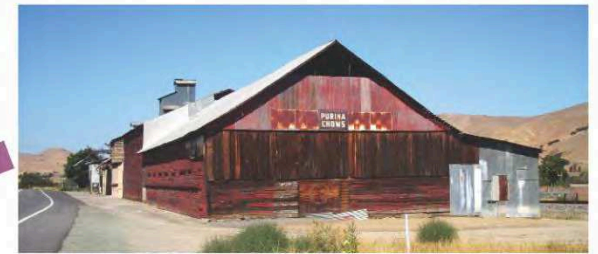
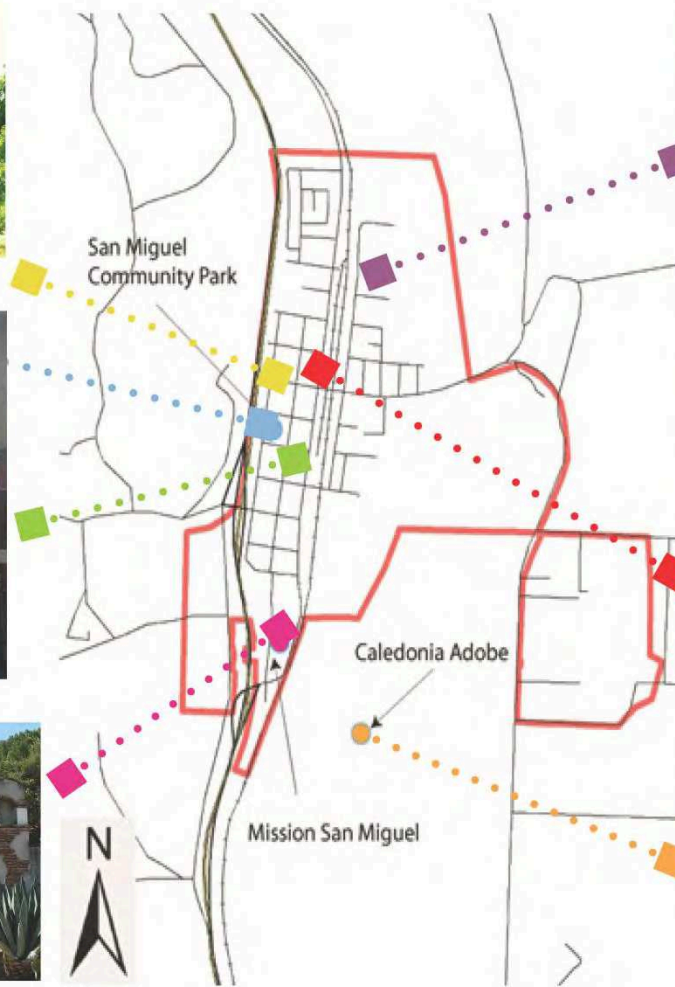
Historic San Miguel Bell located in the San Miguel Community Park



Historic Hotel located on L and 13th St.



The popular and iconic Elkhorn bar and The Ranch along Mission St.



Historic Purina Chows Warehouse on Mission St.



Historic Park Garage Building on Mission St.



Famous San Miguel Mission



The Caledonia Adobe

4-2.3: Cultural Resources Policies

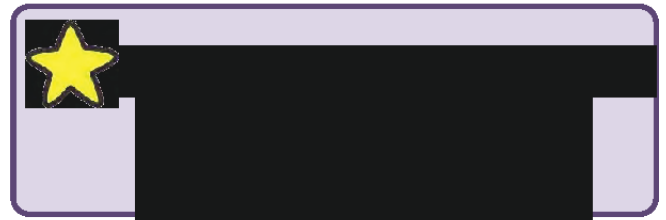
- Policy 4-9: Protect and preserve archaeological resources and significant historic resources to the maximum extent feasible, with priority given to avoidance of resources over mitigation for disturbed or destroyed resources.
- Policy 4-10: Protect and preserve significant landscape features, including native trees, riparian vegetation, and trees with significant aesthetic or historic significance related to the community's cultural heritage.

4-2.4: Cultural Resources Implementing Programs

- Program 4-5: **Identify Historic Resources.** Conduct a local inventory of historic resources. Work with the San Miguel Advisory Council and knowledgeable individuals to identify resources that should receive an official historic designation from the County or state.
- Program 4-6: **Historic Walking Tour.** Develop facilities and informational brochures to promote an historic walking tour. The tour should include the following:
- a) A kiosk including graphic and written depictions of the history in the community of San Miguel. The kiosk should be located in the vicinity of the mission in order to entice tourists to take the historic walking tour.
 - b) Markers, plaques, or other indicators of historic structures or features in the community.
- Program 4-7: **Assistance to Owners of Historic Buildings.** Identify opportunities for low-interest loans and tax rebates for owners of designated historic buildings.



Conserving energy and increasing the use of renewable energy sources can benefit both the environment and the economy. In 2011, the County adopted a comprehensive energy strategy, the *EnergyWise Plan*. The *EnergyWise Plan* serves as a greenhouse gas reduction plan and lays out various policies and programs that the County can pursue in order to achieve State-mandated greenhouse gas reduction levels.



There are numerous benefits to energy conservation. Residential energy costs can be lowered by using energy-efficient building materials and appliances, passive solar design, weatherizing structures, retrofitting utility systems (e.g. water, electric, gas), and installing individual photovoltaic systems. Commercial facilities will have lower operating costs by saving energy through more efficient construction and operation. Fuel consumption can be reduced by using alternative transportation or living and working in town. The Community Plan encourages using renewable energy, implementing “green building” techniques, taking advantage of the sun, and maintaining San Miguel as a walkable community. This can be achieved through land use and transportation measures that are discussed in Chapters 3 and 5, respectively; this section identifies other techniques that can be implemented that will contribute to the reduction in energy consumption.

- Photovoltaic (PV) panels can augment the energy supply. Larger systems can be placed on commercial roof tops or built to a scale capable of serving the entire community.
- Energy-efficient building materials and techniques that reduce a building’s overall energy consumption by keeping buildings warmer in the winter and cooler in the summer (using building materials with a high content of recycled material is also beneficial to the environment).
- Building site design that takes advantage of solar orientation and that uses: natural daylight, passive water heating systems, reduced pavement, and proper placement of deciduous and evergreen trees.
- Planting additional trees in public places throughout the community
- Water conservation techniques, as discussed in Section 4-1.2, also help conserve energy.

4-3.1: Energy Conservation Policies

- Policy 4-11: Encourage energy-efficient retrofit of existing structures throughout the community.
- Policy 4-12: Work with commercial property owners and small business owners to reduce energy usage and improve the energy efficiency of their buildings.
- Policy 4-13: Conserve water indoors and in landscaping, and use water recycling.
- Policy 4-14: Implement “green building” techniques and sustainable design throughout San Miguel.
- Policy 4-15: Encourage building and site designs that take advantage of solar exposure and energy, particularly with larger development projects.

- Policy 4-16: Encourage the use of landscape features that aid in regulating the temperature of buildings and that in parking lots reduce “solar gain” in summer and allow “solar gain” in winter.
- Policy 4-17: Support the use of renewable, locally-sourced and environmentally superior building materials and products.
- Policy 4-18: Encourage site design and circulation patterns that enable reducing vehicle trips.

4-3.2: Energy Conservation Implementing Programs

Program 4-1: **Implement the EnergyWise Plan in San Miguel.** Include the community of San Miguel in the implementation of the County’s Energywise Plan. Focus on the following types of programs:

- a) Energy conservation
- b) Low-income weatherization
- c) Energy efficiency financing
- d) Workforce training
- e) Community forestry
- f) Commercial and small-scale renewable energy development

Program 4-2: **Street Trees and Shade.** Establish a community tree planting program to plant and maintain street and other trees throughout San Miguel, and seek grants to fund such a program.

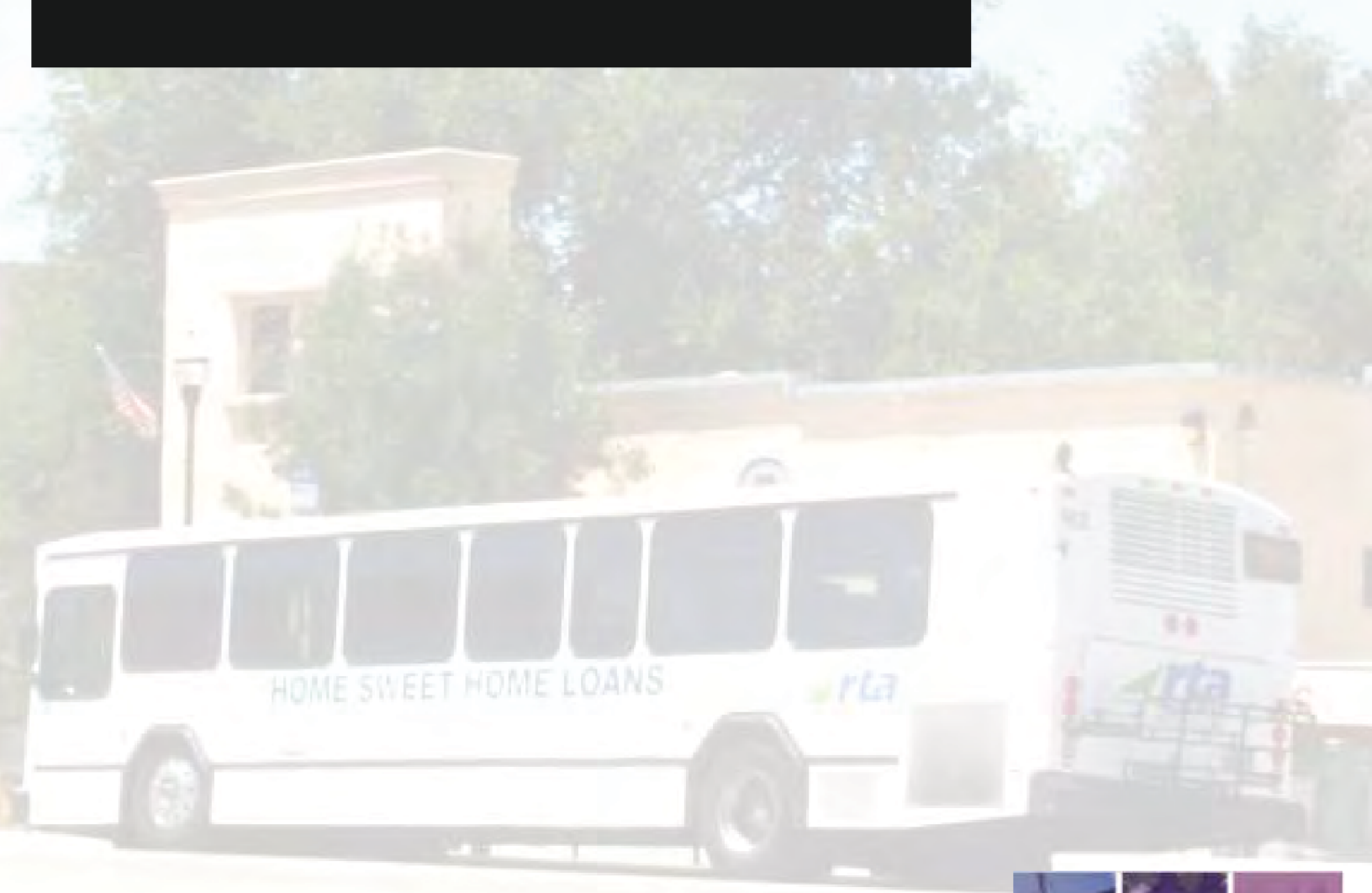
Work with the County Public Works Department, County Parks, the San Miguel Advisory Council, local community groups, and other organizations to establish a program, obtain low-cost trees and expertise, and plant and maintain trees.

Tree species should be selected from the San Miguel Master Tree List (see Appendix B). The design, placement and types of street and other trees should be in accordance with a master tree plan that creates a unifying theme for the community. Special design concepts could be developed for distinct areas, such as:

- Community gateways
- Mission Street and the Central Business District
- Neighborhoods
- Parks and other public spaces

5

TRANSPORTATION & CIRCULATION



San Miguel Community Plan

This chapter is the Circulation Element for the area within the San Miguel Urban Reserve Line. Circulation and transportation systems not only provide a method for the movement of people and goods, these systems are an important component of a community's built environment. Safety, efficiency, and pedestrian mobility are paramount in the design of transportation and land use patterns in San Miguel. San Miguel's inclination for walking should be enhanced with the provision of

sidewalks, bikeways, and trails to serve non-motorized transportation needs. This Plan discourages the use of typical dead-end cul-de-sacs and encourages cul-de-sacs that provide pedestrian and bicycle access to open spaces, parks, sidewalks, and other streets. The use of landscaped parkways, street trees, cul-de-sacs open to pedestrians, linear greens, and other pedestrian-oriented elements contribute to the walkable quality of neighborhoods.



Healthy Communities

"Complete Streets" is a concept that encourages the development of a transportation network that allows **safe and convenient travel** along and across streets **for all users**. Safe bikeways and paths create opportunities for alternative transportation.

The street system consists of the roadways, pathways, lanes and intersections that help define the form and function of movement in the community. It is designed to provide an interconnected network of motorized and non-motorized travel and allow convenient access between residential areas, shopping and commercial areas, schools, parks, and other key destinations. The continuity of the street system provides the physical connections and opportunity for personal interaction that are essential to a sense of community. This Plan emphasizes using the street system to create a "community" rather than a collection of separate residential enclaves. The circulation plan map for San Miguel is shown in Figure 5-A.



The California Complete Streets Act (2011) requires that jurisdictions address the needs of all users of public roadways when updating General Plan documents. Users of public roadways include motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation. Planning for a "complete street" means taking the safety, convenience, comfort of all of these users into account. Features of a "complete street" could include:

- Sidewalks
- Shared-use paths
- Bicycle lanes
- Paved shoulders
- Street trees and landscaping
- Planting strips
- Accessible curb ramps
- Crosswalks
- Pedestrian signals
- Signs
- Street furniture
- Bicycle parking facilities

San Miguel's street system will continue to be characterized by a grid street pattern that connects new development to existing neighborhoods. The backbone of San Miguel's street system will continue to be Mission Street, which is designated as an urban collector street (see Section 5-1.2) and will be the primary focus of "complete street" efforts. River Road, which provides the only crossing of the Salinas River between Paso Robles and Camp Roberts, is also considered an urban collector, but is an arterial road south of the community. 10th Street, Cross Canyons Road, and Indian Valley Road continue to be designated as collectors carrying higher traffic volumes. Local streets (see Section 5-1.3) serve neighborhoods. Highway 101 is the principal arterial serving San Miguel (see Section 5-1.1). All streets will be designed to County or Caltrans standards and specifications (please refer to Figures 5-A through 5-E).

5-1.1: Principal Arterial

US Highway 101 is one of the primary thoroughfares in the State of California, connecting Los Angeles with San Francisco and points north. It accommodates a wide variety of traffic, including business, government, recreation, tourism, and daily living. The corridor is also crucial to goods movement and to accommodate the movement of troops and equipment for national defense purposes.

The mainline of Highway 101 from the Cuesta Grade to the northern Salinas Valley is four lanes – two northbound and two southbound. The Transportation Concept Report for Highway 101 and the 2010 Regional Transportation Plan indicate that the four-lane configuration is sufficient to accommodate future anticipated traffic demands between Paso Robles and the Monterey County Line.

Highway 101 is considered an expressway between Paso Robles and San Miguel, due to multiple at-grade road intersections in the Wellsona area. Once the highway reaches San Miguel, it is constructed to freeway standards and remains that way beyond the Monterey County line.



5-1.2: Collector Streets

Collector streets provide the link between arterials and local streets. Collector streets typically include two 12-foot wide travel lanes, eight-foot wide parking dedications, bicycle lanes and two options for street edge treatments (see Figure 5-D).

Mission Street, originally an alignment of Highway 101, is San Miguel's main street. Mission Street serves as a business route for US 101. Access to Highway 101 is provided on Mission Street both at the north and south ends of town. This road links the mission and adobe with San Miguel's Central Business District, centered between 11th and 14th Streets. The County has been pursuing street improvements – including curb, gutter, sidewalk, landscaping, lighting, and diagonal parking. Eventually, these improvements will be extended from the Central Business District to the mission in order to welcome tourists to the business district and to complete an important circulation link.

The County Public Works Department estimates that by 2035, a traffic signal with railroad pre-emption will need to be installed at the intersection of River Road and Mission Street. Railroad pre-emption would cause the traffic signal to go to red for all directions when a train is near. This is necessary to avoid instances where vehicles would be backed up over the tracks. This improvement is budgeted as part of the San Miguel Road Impact Fee program.

River Road, which also acts as an extension of 14th Street, connects the main part of San Miguel to the San Lawrence Terrace neighborhood, Indian Valley Road, and other areas east of the Salinas River, providing the only Salinas River crossing between Paso Robles and Camp Roberts. River Road is a two-lane urban collector west of the Salinas River. East of the Salinas River, the road has been constructed to rural standards. Other than 11th Street, River Road offers the only other vehicular railroad crossing in San Miguel. The River Road crossing provides highway access for outlying horse ranches, vineyards, and wineries. As a result, truck traffic is common along this route.

By 2035, River Road between the Salinas River crossing and Magdalena Drive will need to be widened to urban collector standards with a bike lane (34-foot width). This improvement is budgeted as part of the San Miguel Road Impact Fee program.

10th Street is a two-lane east-west roadway that provides a connection between Mission Street (and the town's main business district) and Highway 101. Highway 101 has off-ramps in both directions at 10th Street, as well as a northbound on-ramp. The southbound on-ramp is accessed by using Cemetery Road. 10th Street is envisioned as a commercial linkage between the highway-oriented businesses at 10th and K Streets and the Central Business District.

Cross Canyons Road/Indian Valley Road is a collector from River Road to the northerly Urban Reserve Line.

5-1.3: Local Streets

Local streets provide access to individual lots and form the internal neighborhood circulation system. The layout and connectivity of local roads are designed to feel open while providing safety and accessibility for the pedestrian and motorist. Local public streets typically have 10-foot travel lanes in each direction and accommodate on-street parking on each side (see Figure 5-E).

5-1.4: Alleys

The original townsite was laid out with 20-foot wide alleys. The alleys serve as utility corridors, routes for trash collection and access for emergency and private vehicles to the rear of parcels with frontage on K, L and Mission Streets. Because of the steep slope along the west side of L Street from 10th to 14th Street, many homes were built on the flatter, higher western end of these L Street lots, with their primary access from the alley rather than the street. All the vehicular activity associated with typical residential units is concentrated in the alley, which is too narrow to accommodate it. Due to safety and access concerns, the alleys have been designated for one-way northbound traffic only.



Alleys are encouraged in areas where vehicular access is limited or constrained along street frontages. Alleys should be designed as welcoming spaces through the incorporation of landscaping, setbacks, and decorative fencing. Parking in alleys should be prohibited and strictly enforced. Future residential development that proposes to use an alley as its primary access should be required to increase its on-site parking in order to compensate for the absence of street parking.

5-1.5: Cul-de-Sacs

Cul-de-sacs should be designed to provide pedestrian and bicycle access to open spaces, parks, sidewalks or other streets while restricting through-automobile traffic. The use of dead-end cul-de-sacs (that provide access to the fronting lots only) is discouraged.

5-2.1: Bicycle Lanes

Class II bike lanes are presently located along K Street, 16th Street, and Mission Street. Within the Central Business District, bike lanes on Mission Street have been eliminated in areas where diagonal parking has been implemented.



5-2.2: Curbs, Gutters and Sidewalks

Curbs, gutters, and sidewalks generally exist in the newer subdivisions at the northern end of the community. South of 16th Street, these improvements are obtained on a parcel-by-parcel basis when new development occurs. Curbs, gutters and sidewalks are not required along certain portions of K Street, L Street, and 14th through 16th Streets due to slope concerns. In the Central Business District, the County completed curb, gutter, and sidewalk improvements along the west side of Mission Street between 11th and 14th Streets. Plans are now underway to extend those improvements south from 11th Street to the mission.

5-2.3: Trails

The Parks and Recreation Element of the County General Plan identifies several trails in the community of San Miguel.

The **Salinas River Trail** is a multi-use trail that would run along the Salinas River from Santa Margarita Lake to the Monterey County line.

The **Old Paso Robles Airport Trail** is proposed for the property along the west side of Indian Valley Road. This would be a loop trail with connections to the Salinas River Trail and a staging area.

The **San Miguel Downtown Loop Trail** is envisioned to connect the Salinas River trail to the Rios-Caledonia Adobe and the mission. The bulk of the trail would follow the alignment of Mission Street or N Street. This trail could also be used for the historic walking tour described in Chapter 4.

The **10th Street Trail** would connect the commercial area at 10th Street and Cemetery Road with the Central Business District. This trail may be constructed as a sidewalk within the Urban Reserve Line.



Healthy Communities

Multi-use trails enhance a community's recreational opportunities and come with collateral benefits:

- better quality of life
- increased tourism
- preservation of natural habitat
- increased property values

The **San Miguel to Juan Bautista de Anza Trail** is presently unmapped, but would connect the community with the Juan Bautista de Anza National Historic Trail. The connection is expected to occur on Camp Roberts lands.

Full discussion of trail improvements is included in the Parks and Recreation Element.

5-3.1: Public Transit

Because of San Miguel's location at the extreme northern end of the San Luis Obispo-Paso Robles area, urban-level public transit services are presently unavailable. San Luis Obispo Regional Transit Authority Route 9 and Monterey Salinas Transit Route 83 presently provide limited intercity connection services to San Miguel. Route 9 provides two trips per day in each direction between San Miguel and San Luis Obispo via Paso Robles, Templeton, and Atascadero. Route 83 provides two trips per day in each direction from Fort Hunter-Liggett to Paso Robles via San Miguel. Bus service connections to other local and interregional transit routes are available in Paso Robles, Templeton, Atascadero, San Luis Obispo, and Fort Hunter-Liggett.

The circulation system within the community is designed to accommodate public transportation services. Bus stops should be located at key destination points such as commercial centers, multi-family residential areas, and parks. Bus stops should be located within one-quarter mile of neighborhoods and connect with pedestrian routes and bikeways. All bus stops should include climate protection structures, lighting and seating areas, and adequate rights-of-way to provide access to the circulation system.



5-3.2: Park-and-Ride

Many San Miguel residents work outside of the community. As transit service is limited, some choose to reduce commute costs by carpooling or vanpooling. Others use the park-and-ride lot located along K Street between 9th and 10th Streets. This facility was expanded from 10 to 20 spaces, and on some days, the lot is already at capacity. This indicates a need for additional park-and-ride facilities or transit demand management programs.

5-3.3: Railroad

The Union Pacific Railroad travels through the center of San Miguel. While the railroad once played an important role in San Miguel, the train no longer stops in town. Over time, businesses have shifted to using trucks for commerce and the shipment of agricultural and mineral products. Nonetheless, the railroad remains a defining landmark in the community. Two at-grade crossings exist at 11th Street and 14th Street / River Road, and a pedestrian crossing at 16th Street has been planned.



Community streets are not just a system for moving vehicles, but an environment that is shared by pedestrians, bicyclists, parked vehicles, and people socializing. In addition to traditional controls for moving traffic, a street system also needs features that “calm” traffic and help create a safe and enjoyable community environment.

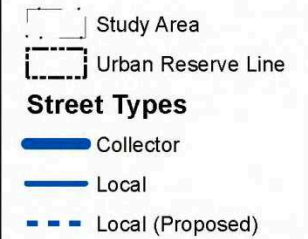
Traffic controls include stop signs, signal lights, turning lanes, posted speed limits, crosswalks, and directional signage. They help keep traffic moving in an orderly, efficient and safe manner. However, the effectiveness of traffic controls often depends on a community’s enforcement capabilities.

Traffic calming features, like traffic controls, are designed to help move traffic. At the same time, they reduce traffic speeds and foster a comfortable, safe environment. Traffic calming features are physical rather than regulatory. They may include changes in the driving surface (texture, pattern or color); geometric design features such as narrower pavement, roundabouts, or intersection bulb-outs; and vertical elements like street trees and buildings near sidewalks. Designing streets to include both traffic controls and traffic calming features will help create a safe and enjoyable community environment. Figure 5-F shows examples of traffic calming features.

Figures 5-A and 5-B show the circulation plan for San Miguel, including existing (2013) and proposed streets and their classifications, bikeways, and trails. The circulation plan illustrates the proposed interconnected transportation network to be incorporated into proposals for new development and road improvement projects. The circulation plan can help potential developers envision how their particular parcel or subdivision relates to the whole community.

San Miguel Study Area Circulation Plan

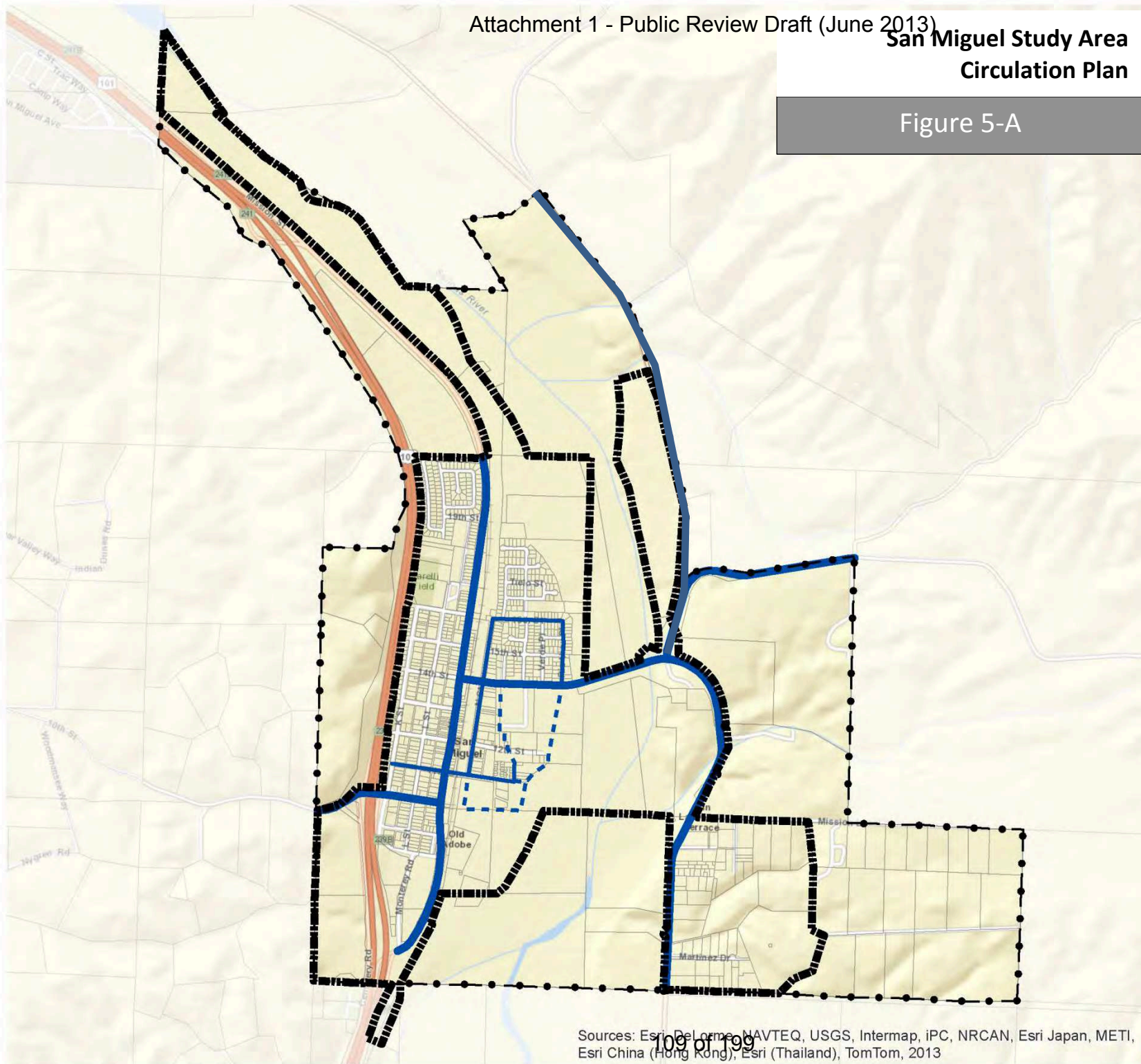
Figure 5-A



Collector Roads

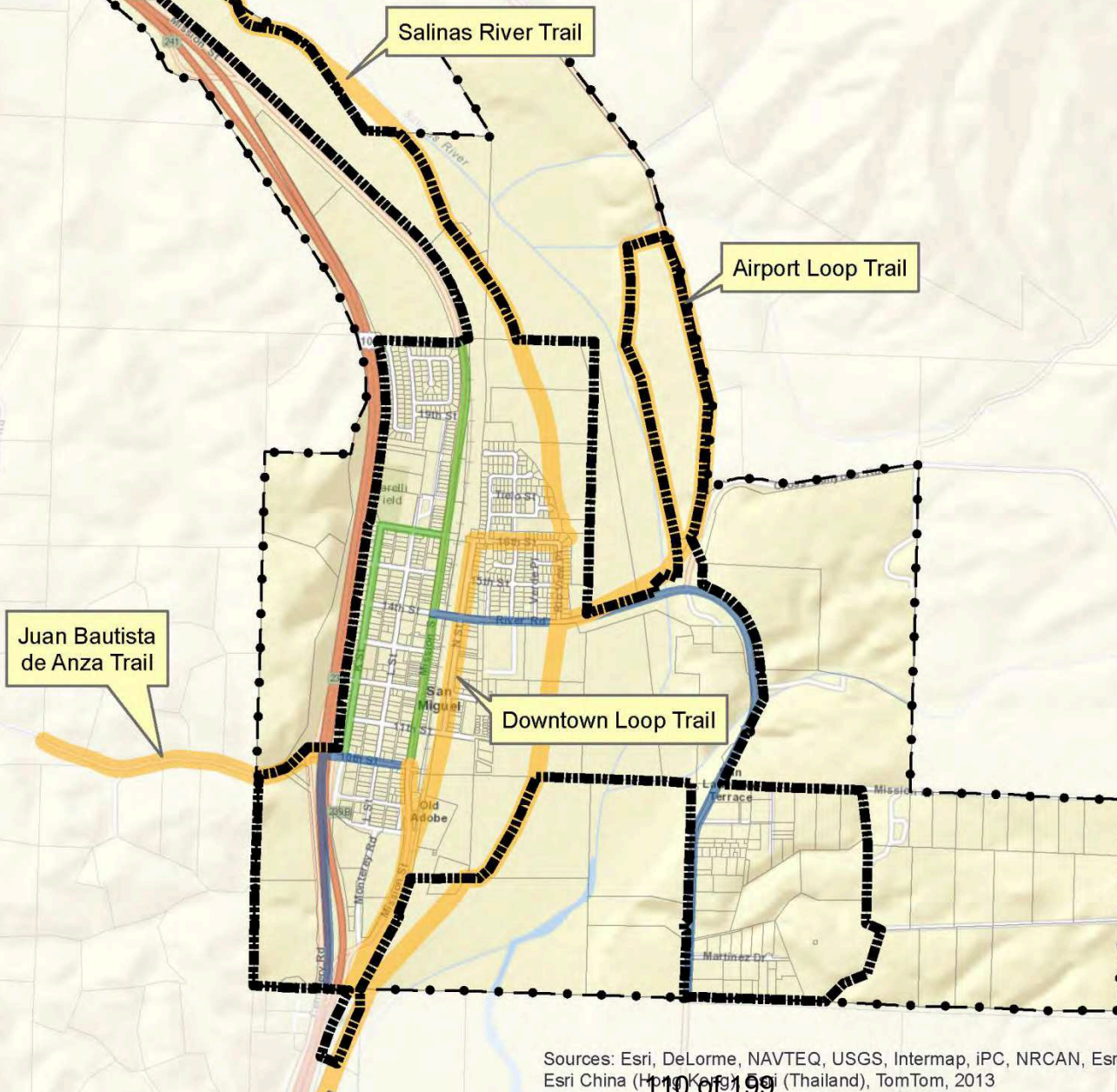
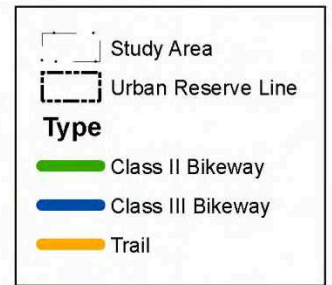
Mission Street
River Road
10th Street
Cross Canyons Road
Indian Valley Road

All roads within the Urban Reserve Line not specifically identified on this map are designated as "local"



San Miguel Study Area Trails and Bikeways Map

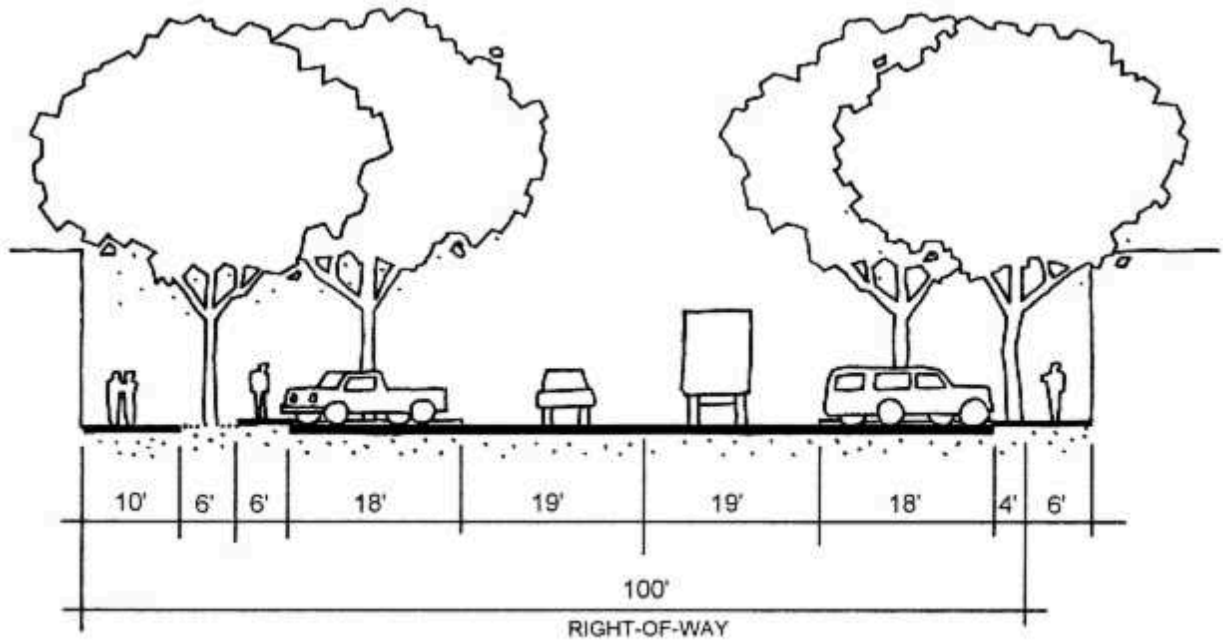
Figure 5-B



* Mission Street between 11th and 14th Street will become a Class III bicycle route as diagonal parking improvements are completed.

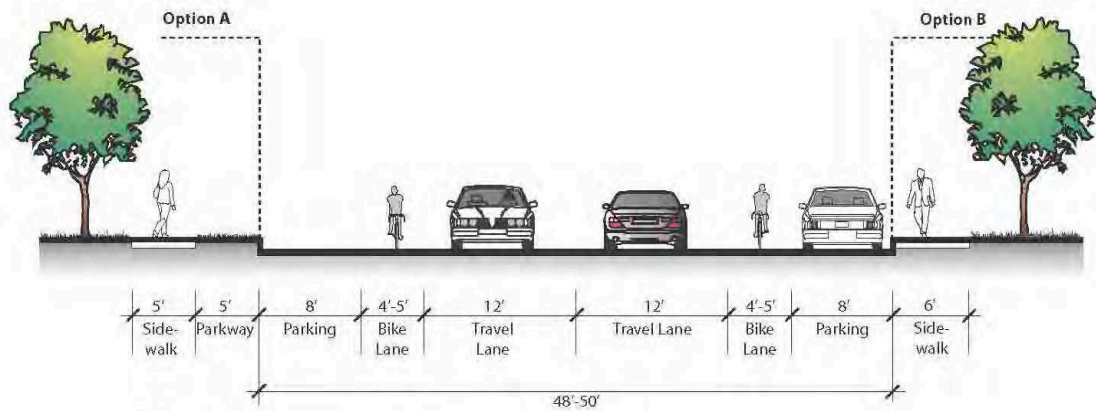


FIGURE 5-C: Mission Street



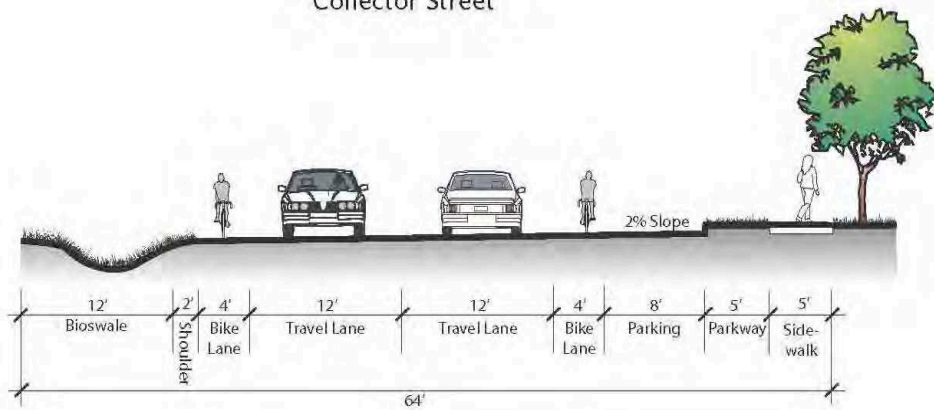
MISSION STREET
11TH STREET TO 14TH STREET, NORTHBOUND

FIGURE 5-D: Other Collector Streets



- Note:
1. The minimum width for Option A is 68'.
 2. The minimum width for Option B is 60'.
 3. Road widths may be increased to accommodate turn lanes.

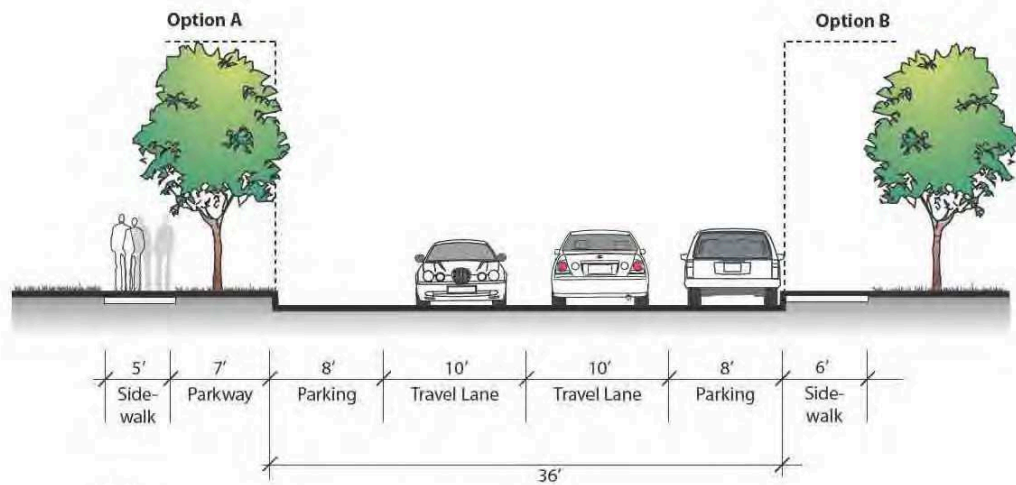
Collector Street



- Note:
1. Parking may be eliminated in some areas.
 2. Bio-swales may be used for run-off where approved by County Department of Public Works.
 3. Road widths may be increased to accommodate turn lanes.

Collector Street Alternative

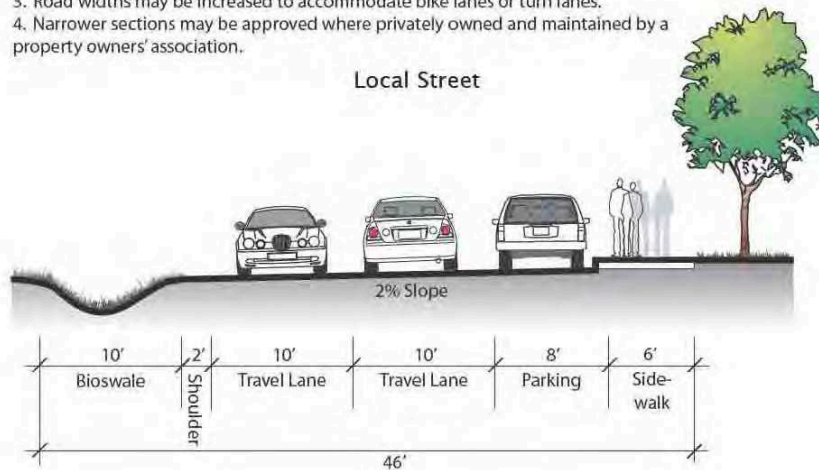
FIGURE 5-E: Local Streets



Note:

1. The minimum width for Option A is 60'.
2. The minimum width for Option B is 48'.
3. Road widths may be increased to accommodate bike lanes or turn lanes.
4. Narrower sections may be approved where privately owned and maintained by a property owners' association.

Local Street



Note:

1. Bio-swales may be used for run-off where approved by County Department of Public Works.
2. Road widths may be increased to accommodate bike lanes or turn lanes.
3. Narrower sections may be approved where privately owned and maintained by a property owners' association.

Local Street Alternative

FIGURE 5-F: Traffic Calming Features





- Policy 5-1: Provide for a safe and efficient circulation network for the movement of people and goods for motorized vehicles, pedestrians, bicycles and buses.
- Policy 5-2: Establish an interconnected circulation system between various land uses and neighborhoods within the community, discourage dead-end streets, and encourage through-streets to help reduce vehicle miles traveled, minimize traffic congestion, and minimize emergency response times.
- Policy 5-3: Make public streets, trails, and bikeways an essential component of community life by:
- Encouraging structures to have their primary entrances along street frontages.
 - Planning for open space and public amenities along the street frontage
 - Discouraging “walled off” developments
- Policy 5-4: Discourage single-occupant vehicle trips and encourage a mix of land uses that will reduce vehicle miles traveled.
- Policy 5-5: Create bicycle, pedestrian and recreational paths. Where feasible, these paths should be independent of roadways.
- Policy 5-6: Maintain adequate levels of service and pavement conditions on public roads.
- Policy 5-7: Require new development to safely accommodate anticipated traffic volumes and drainage.
- Policy 5-8: Plan for transportation infrastructure to extend to the proposed community expansion areas (refer to Chapter 3).
- Policy 5-9: Utilize traffic controls and traffic calming features, as appropriate, to help create a safe and enjoyable environment.
- Policy 5-10: Improve safety along the railroad corridor.

- Program 5-1: **Expand the Road Impact Fee Program.** Expand the Road Impact Fee program to cover the entire community and to cover the costs for improvements to the bicycle and pedestrian trail network and to park-and-ride facilities.
- Program 5-2: **Establish a Community Facilities District.** In order to supplement or replace the Road Impact Fee program and help pay for needed circulation improvements, encourage developers to form a Community Facilities District(s) (CFD).
- Program 5-3: **Plan and fund realignment of the 10th Street southbound offramp.** In order to provide a full standard interchange at 10th Street, develop a plan to fund and realign the southbound Highway 101 onramp.
- Program 5-4: **Expand Access to Transit.** Work with the San Luis Obispo County Regional Transit Authority (SLORTA) and the San Luis Obispo Council of Governments (SLOCOG) to identify unmet transit needs in the community of San Miguel and to create a plan to expand access to the public transit system.
- Program 5-5: **Traffic Calming on Mission Street.** As funding becomes available, or as new development occurs, make public improvements to the Mission Street corridor in the Central Business District area that focus on traffic calming (See Section 5-4 and Figure 5-F). Traffic calming features that should be developed along Mission Street include the following:
- a) Large canopy street trees, which also provide shade for pedestrians;
 - b) Diagonal parking, which has the added benefit of increasing the supply of on-street parking spaces;
 - c) Sidewalks at the end of each block extended to the edges of the vehicle travel lanes.
 - d) Textured crosswalks that create an audible “rumble” effect to remind motorists that they need to slow down in areas of increased pedestrian activity.
 - e) A Class 3 bike route that makes the entire traffic lane accessible to bicyclists, enabling them to avoid cars backing out of parking spaces.

6

PUBLIC FACILITIES & SERVICES

San Miguel Community Plan



[REDACTED]

This chapter discusses the public facilities and services needed to serve the community: schools, parks and recreation, solid waste disposal and recycling, emergency medical services, library services, fire protection, and law enforcement. One of the basic principles of the San Miguel Community Plan is to ensure that adequate public facilities and services will be provided in a timely manner to serve both new and existing development. Figure 6-A shows the location of major community facilities in San Miguel.

[REDACTED] [REDACTED]

San Miguel is served by the San Miguel Joint Union School District (SMJUSD) for Kindergarten through Grade 8 (K-8). The district operates two elementary schools: Lillian Larsen Elementary School in San Miguel and Cappy Culver Elementary School in Heritage Ranch.

Enrollment at Lillian Larsen Elementary School was estimated at 366 students for the 2011-2012 school year.¹ In 2011-12, SMJUSD served a total of 605 K-8 students residing in the communities of San Miguel, Heritage Ranch, and Oak Shores and in rural areas in the northwestern portion of the county.



Operated independently under an arrangement with SMJUSD, Almond Acres Charter Academy began instruction in the 2012-13 school year on the Lillian Larsen Elementary School campus. Almond Acres students live throughout the greater Paso Robles area.

Grades 9 through 12 are served by the Paso Robles Joint Unified School District (PRJUSD). High school students attend Paso Robles High School, located about 10 miles south of San Miguel. The high school's 2011-12 enrollment was estimated at 1,982.² Of this student body, roughly 6.5 percent (about 127 students) live in the community of San Miguel.

Each school district has a plan for long-term growth. Through 2035, it is presumed that the estimated student population can be accommodated on the existing campuses and that no new elementary or high school sites will be needed.³ Each district has a fee structure in place to collect funding for new school facilities at the time of new development. Facilities may also be funded through special property tax assessments when necessary. Increases in school operation costs associated with new student enrollment are presumed to be offset by the tax revenue brought in by the new development.

¹ San Miguel Joint Union School District (2012): Lillian Larsen Elementary School, 2011-12 School accountability report card.

² Paso Robles Joint Unified School District (2012): Paso Robles High School, 2011-12 School accountability report card.

³ Lightfoot, Ashley (November 2011): Telephone conversation.

Table 6-A, below, summarizes the estimated student population in San Miguel in 2035:

Land Use Category	Units	Population	Number of Students SMJUSD K-8	Number of Students PRJUSD 9-12
Residential Suburban	122	387	65	26
Residential Single Family	674	2,137	360	139
Residential Multi-Family	312	989	85	34
Mixed Use	46	146	13	6
Total	1,154	3,659	523	205

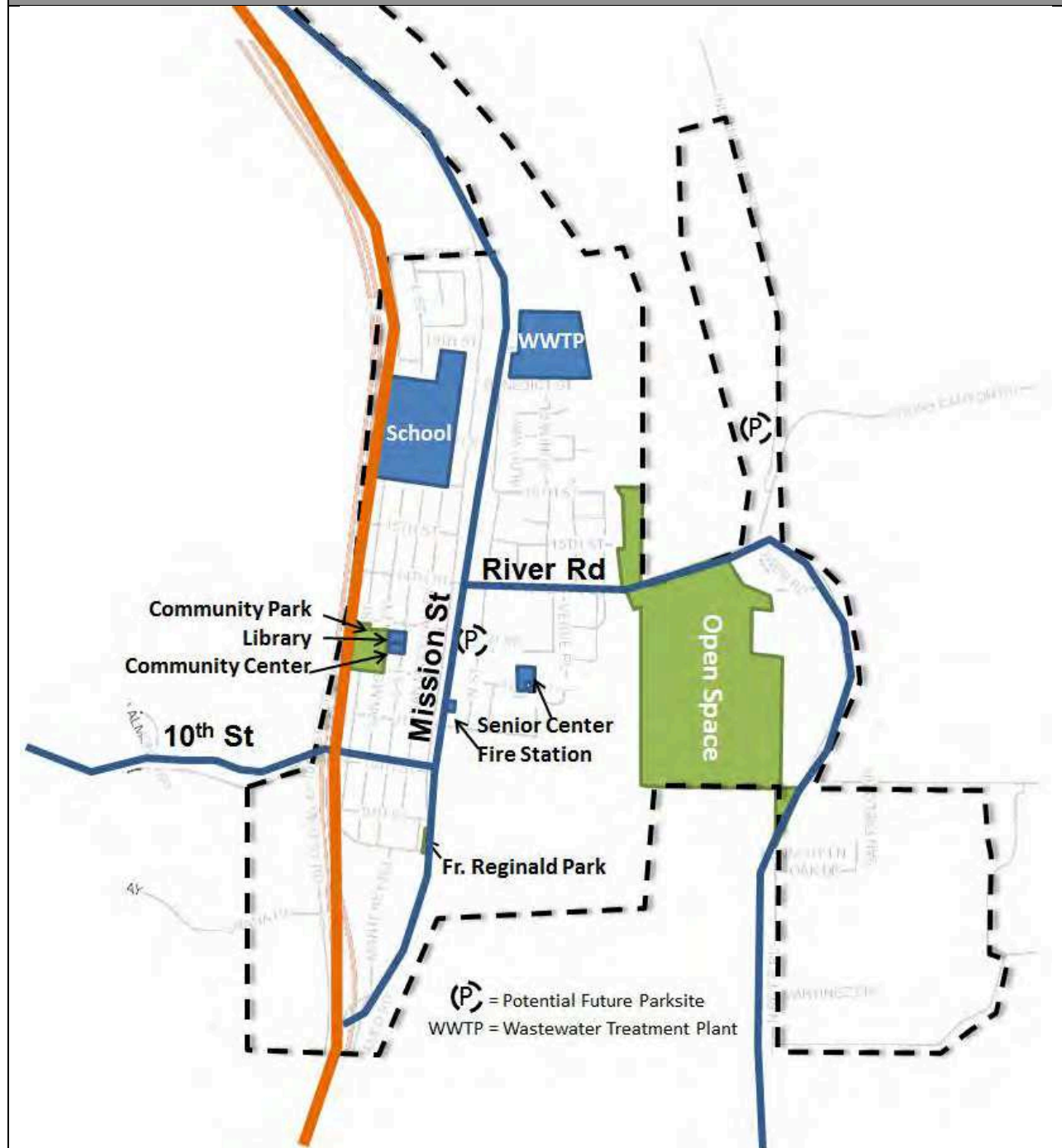
6-1.1: School Policies

- Policy 6-1: Coordinate early with the San Miguel Joint Union School District and the Paso Robles Joint Unified School District on the planning, location, and construction of new schools. Identify and resolve any planning and land use issues to ensure that the facilities are constructed in a timely fashion relative to the phasing of residential development.
- Policy 6-2: New campuses should be located within walking distance of the maximum number of residences possible.
- Policy 6-3: New elementary schools should not be located on an arterial road.
- Policy 6-4: Work toward providing educational facilities that adequately serve the growing population.

6-1.2: School Implementing Programs

- Program 6-1: **Safe Routes to Schools.** Parents and educators within the San Miguel Joint Union School District and the Paso Robles Joint Unified School District should work with Rideshare (San Luis Obispo Council of Governments) to establish a “safe routes to school” program.
- Program 6-2: **Collaboration on location of new school sites.** Should San Miguel Joint Union School District or the Paso Robles Joint Unified School District determine that additional school facilities are needed to serve the community of San Miguel, participate in the site selection process so that the location of school facilities is consistent with the County General Plan.

FIGURE 6-A: Community Facilities



The following table shows existing park facilities in San Miguel.

Park	Type	Maintained By	Acreage
San Miguel Community Park	Community Park	County	2.2
Fr. Reginald Park	Neighborhood Park	Volunteers	0.3
Total Parkland			2.5

According to the 2006 Parks and Recreation Element of the County General Plan, a reasonable goal for the amount of parkland needed in the near future is a minimum of three acres of parkland per 1,000 residents in each of the County's unincorporated communities. Using this goal as a guideline, roughly 11 acres of parkland would be needed by 2035. Since the community presently has roughly three acres of parkland, there would be a need for about an additional eight acres of parkland to serve the estimated population in 2035.



The existing park facilities in Table 6-B include the privately-maintained Father Reginald Park. However, the table does not include the Rios Caledonia Adobe (a historic site), pocket parks and open space within private subdivisions, or natural open space areas that can be used for outdoor recreation. Natural open space in San Miguel includes Wolf Natural Area (located south of the bridge on North River Road) and San Miguel Staging Area (future trail head for Salinas River Trail located northwest of the bridge on North River Road). School recreational facilities located at Lillian Larsen Elementary School include children's play equipment, basketball and handball courts, and sports fields. These facilities also provide a recreational resource for the community and are available for use under a joint use agreement, but are not included in the parkland estimates.

Recreational trails are discussed in Chapter 5, Transportation and Circulation.

6-2.1: Parks and Recreation Policies

- Policy 6-5: Provide a variety of park and recreation facilities for all residents in order to promote a healthy community.
- Policy 6-6: Provide community and neighborhood parkland at a minimum ratio of 3.0 acres per 1,000 residents.

6-2.2: Parks and Recreation Implementing Programs

Program 6-3: **Expansion of San Miguel Community Park.** Support County Parks' efforts to develop a plan for the expansion of San Miguel Community Park.

Program 6-4: **N Street linear park.** Negotiate with Union Pacific Railroad in order to allow for the development of a linear park along the west side of N Street between 11th and 14th Streets.

The San Miguel Community Services District (CSD) is the fire agency that serves San Miguel. The fire station is located on the east side of Mission Street just north of 11th Street. The station is staffed by volunteers and has one fire chief, an assistant chief, one fire captain, one lieutenant, and ten firefighters.⁴ The fire department typically responds to about 250 calls per year. A mutual aid agreement is maintained with CalFire and Camp Roberts for fire protection services. A mutual aid agreement allows fire protection agencies to provide assistance to each other when needed.

The nearest hospital to San Miguel is Twin Cities Hospital in Templeton. Additional hospital facilities are available in San Luis Obispo and King City. Emergency medical response is provided by a private ambulance company based in Paso Robles.

6-3.1: Fire and Emergency Policies

Policy 6-7: Provide adequate levels of service as the population increases.

Policy 6-8: Ensure that San Miguel Fire Department has an opportunity to provide adequate input into fire safety requirements for individual development projects.

Policy 6-9: Plan an interconnected street system to minimize emergency response times.

Policy 6-10: Minimize the risk of personal injury, property damage, and environmental damage from fire, hazardous chemical releases, natural and human-made disasters through subdivision and development design.

⁴ San Luis Obispo County (August 2012): Facilities inventory for the County of San Luis Obispo (part of the Complete Communities Survey).

6-3.2: Fire and Emergency Implementing Programs

Program 6-5: **Contingency planning for access across the railroad.** Work with the Union Pacific Railroad, San Miguel CSD, and California Highway Patrol to provide an emergency contingency plan to provide emergency services east of the railroad tracks on occasions when the 11th and 14th Street railroad crossings are blocked.

General law enforcement in San Miguel is provided by the San Luis Obispo County Sheriff's Department. The nearest substation is the North County substation in Templeton, which serves all portions of the County northeast of the Santa Lucia Mountains – extending from Cuesta Grade to the Monterey County line. Traffic enforcement is provided by the California Highway Patrol, which also has a regional station in Templeton.

6-4.1: Law Enforcement Policies

Policy 6-11: Provide adequate levels of service as the population increases.

6-4.2: Law Enforcement Implementing Programs

Program 6-6: **Explore options for increasing public safety.** The County Sheriff's Office should explore different programs to increase public safety, including the following, and pursue them as appropriate.⁵

- A special assessment district to fund supplemental police patrol services for the community.
- A comprehensive community safety plan, focusing on development and support of local neighborhood watch groups.
- An agreement with the San Miguel CSD to allow deputies to use CSD district office facilities.
- Action plans to increase safety in areas where crime is more frequent using strategies such as street lighting.
- A staff resident deputy program for San Miguel.

⁵ At the time of the release of the Public Review Draft, the county Sheriff's Office was reviewing the feasibility of these programs.

The San Miguel CSD is the agency responsible for solid waste disposal. Disposal services are provided by San Miguel Garbage Company, which is the exclusive contractor for the District. There are two landfills serving the North County area: the Paso Robles landfill east of Paso Robles and the Chicago Grade landfill east of Atascadero. Both landfills have additional capacity and long-term plans to expand capacity.

6-5.1: Solid Waste Policies

Policy 6-12: Ensure that adequate capacity for solid waste is available for the community.

Policy 6-13: Maximize opportunities for waste reduction and recycling.

Other community facilities include libraries, community centers, health care facilities, and government buildings, as shown in the following table.

Community Facility	Agency Responsible
San Miguel CSD Offices	San Miguel CSD
San Miguel Library	SLO City-County Library
San Miguel Community Center	County/Volunteers
Casa San Miguel Health Clinic	nonprofit organization



Public and quasi-public facilities that also serve as community gathering places include:

- San Miguel Senior Center
- Mission San Miguel Parish Hall
- Lillian Larsen Elementary School Multi-Purpose Room

As San Miguel's population grows, the need for community facilities will also increase. By 2035, increases in demand are expected to result in a need for a larger library, expanded CSD offices, and significant expansion and remodeling of the community center building.

6-6.1: Community Facilities Policies

Policy 6-14: Provide public and cultural facilities that contribute to the community's positive image, enhance community identity, and meet the civic and social needs of the community.

Policy 6-15: Upgrade and revitalize community facilities to serve the local population in a timely manner relative to the phasing for residential development.

Policy 6-16: Support development of health care facilities and the provision of safe, affordable, and quality elder care and child care facilities and services for families who reside and work in San Miguel.

Policy 6-17: Where feasible, locate community facilities on sites shared with other public facilities such as a school.

6-6.2: Community Facilities Programs

Program 6-7: **Support funding for youth programs.** Support funding for developing and enhancing youth services programs and supporting facilities.

Program 6-8: **Incentives for cultural facilities.** Provide incentives to developers who provide cultural facilities, public spaces, and other amenities that enhance the community's rich cultural identity. Such facilities could include:

- Gathering places – e.g. plaza, amphitheater, etc.
- Interpretive exhibits or museums – historic, cultural, environmental
- Space for public events – e.g. farmers market
- A visitor information kiosk

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7

INFRASTRUCTURE & UTILITIES



San Miguel Community Plan



[REDACTED]

This chapter addresses infrastructure and utilities in the community of San Miguel. Public infrastructure includes the water system, wastewater treatment, and stormwater drainage. Utilities include natural gas, electricity, and telecommunications. This chapter provides an overview of the distribution, location, extent, and capacity of major infrastructure systems in the community. Details for the phasing and construction of these facilities are not included in this Plan, as it is not known how certain factors might affect how the phasing is accomplished. These factors can include housing demand, changes in the economy, and the locations where new development occurs first.

The major infrastructure is designed to accommodate a 2035 population of about 3,660. Each developer will be expected to install a fair share of the needed major or “backbone” infrastructure as the community develops.

[REDACTED] [REDACTED]

The urban water supply for San Miguel is provided by the San Miguel Community Services District (CSD). The community water system include three wells, two storage facilities, pump stations, transmission lines, chlorination, and fire hydrants. In order to serve the community’s anticipated population in 2035, certain facility upgrades may be necessary:

- Obtain additional water supply and install the infrastructure and any necessary system improvements to deliver the additional water.
- Treat water to reduce arsenic levels in one of the system’s wells
- In the old town, relocate customer lateral connections from the older cast iron water lines in the alleyways to the newer PVC water lines in the streets. This would allow for the de-commissioning of old lines, resulting in a more efficient system.
- Upgrade water mains.
- Replace fire hydrants.

A more thorough discussion of water supply issues is contained in Chapter 4.

7-1.1: Water System Policies

Policy 7-1: Provide an adequate, sustainable water supply and delivery system for the community of San Miguel. The system should have adequate water supply and quality to serve the future needs of the community, including emergency and fire prevention services.

Policy 7-2: As the community expands to the north along the Salinas River, seek to preserve the riparian water rights appurtenant to those properties.

7-1.2: Water System Implementing Programs

Program 7-1: **Water system improvements.** Identify existing deficiencies with the community's water system and develop a plan to fund and finance needed improvements.

Program 7-2: **Update the Water Master Plan.** The San Miguel CSD should update its Water Master Plan to accommodate development needs under this Plan.

Program 7-3: **Additional water supply.** The San Miguel CSD should develop and implement a program that requires new development to pay an appropriate connection fee to contribute proportionately to the cost of obtaining an additional water supply.



The Machado Wastewater Treatment Plant is operated by the San Miguel CSD. This plant, which was expanded shortly after 2000, serves areas in the community west of the Salinas River. In 2013, the sewer system did not extend east of the river. The San Lawrence Terrace area is instead served by individual on-site septic systems, which may continue in the Residential Suburban land use category on lots the size of those existing in that neighborhood. In order to serve San Miguel's anticipated 2035 population, the following upgrades are anticipated:

- Extend sewer service to the Indian Valley Road property on the east side of the Salinas River.
- Upgrade sewer mains on 16th and N Streets.
- Upgrade various sewer lines.
- Install a manhole diversion facility at 16th Street and Bonita Place.
- Expand wastewater treatment ponds.

7-2.1: Wastewater Policies

Policy 7-3: Provide wastewater treatment services to meet the needs of the community of San Miguel. San Lawrence Terrace may continue to be served by individual on-site septic systems.

Policy 7-4: Design upgrades to the wastewater treatment plant, such as new percolation ponds, to maximize groundwater replenishment.

7-2.2: Wastewater Implementing Programs

Program 7-4: **Wastewater system improvements.** Implement wastewater system improvements recommended as part of the Public Facilities Financing Plan (Chapter 8 in this Plan).

The Salinas River corridor is characterized by fairly steep slope banks, sandy bottoms, and riparian vegetation. The river drains a large watershed, extending roughly 120 miles from its headwaters southeast of Santa Margarita to the Pacific Ocean at Elkhorn Slough in Monterey County. Just south of San Miguel, at the confluence of the Estrella River and the Salinas River, is a large and relatively undefined flood plain.

The Salinas River is the primary drainage feature in San Miguel. Drainage generally sheet-flows from the higher topography on the west side of town towards the river. Newer subdivisions either retain water on-site (as is the case in Mission Heights) or connect to the River Road storm drain, which itself discharges to the Salinas River. The San Lawrence Terrace area drains to an unnamed tributary stream to the Salinas River.

Because of the lack of storm drain infrastructure, when it rains, certain low points in the community become inundated. These areas are generally along N Street and near Mission Street's intersections with 12th through 16th Streets.

In 2003, a comprehensive drainage study was prepared for San Miguel. This study identified several drainage improvements, including storm drains and percolation basins. The drainage plan is implemented incrementally as new development occurs. It is anticipated that over time, drainage facilities will be designed to percolate and replenish groundwater rather than discharge to the Salinas River. Estimated stormwater system upgrades needed by 2035 include the following:

- Correct existing drainage system deficiencies, including pipes, ditches, and outfalls.
- Expand the drainage system.
- Incorporate Low Impact Development and groundwater recharge practices into drainage plans.

7-3.1: Stormwater Drainage Policies

- Policy 7-5: Provide comprehensive stormwater management to minimize flooding and property damage throughout the community.
- Policy 7-6: Design and construct a stormwater system that minimizes impacts to surface and groundwater and maintains rivers and creeks in their natural state.
- Policy 7-7: Require the use of suitable Low Impact Development (LID) techniques and best management practices in site design and development, both on private and public land.
- Policy 7-8: Groundwater recharge shall be a priority in stormwater and drainage system design.
- Policy 7-9: Develop in a manner that minimizes risks to life and property associated with flooding.

7-3.2: Stormwater Drainage Programs

- Program 7-5: **Update the San Miguel Drainage Plan.** Update the communitywide drainage plan for San Miguel to reflect current conditions and anticipated development. Drainage systems in the community should incorporate LID techniques and emphasize groundwater recharge over direct conveyance to surface waters.
- Program 7-6: **Stormwater system improvements.** Implement stormwater and drainage system improvements recommended as part of the Public Facilities Financing Plan (Chapter 8 in this Plan).

7-4.1: Electric

Pacific Gas and Electric (PG&E) provides electricity to San Miguel. Electric service is provided by way of overhead lines in most of the community, with newer subdivisions having underground utilities. As the community develops, expansion of transmission lines and other distribution infrastructure may be necessary.

7-4.2: Natural Gas

Southern California Gas Company provides natural gas service to San Miguel. The San Lawrence Terrace neighborhood and older homes in the town itself (developed prior to gas service availability) rely on individual on-site propane tanks.

7-4.3: Telecommunications

Verizon is the primary service provider for land-line telecommunications services in San Miguel. Certain other telecommunications services are available through the cable system or through wireless carriers.

7-4.4: Cable Television

Charter Cable operates the cable system in the community of San Miguel. Services available over cable include television, broadband internet, and telephone.

7-4.5: Utilities Policies

Policy 7-10: Coordinate with utility companies to provide the community with a full array of reliable utility services.

Policy 7-11: Encourage the use of renewable energy sources, such as individual solar systems, in new development projects and remodels of existing structures.

7-4.6: Utilities Implementing Programs

Program 7-7: **Energy costs.** Identify opportunities to reduce energy costs in the community.

Program 7-8: **Undergrounding.** Coordinate with utility companies to underground existing major utility lines.


Program 7-9: **Solar energy.** Work with the community and PG&E to pursue a communitywide solar energy system

8

PUBLIC FACILITIES FINANCING PLAN

San Miguel Community Plan





For this Public Review Draft Plan, this chapter is purposefully left out. It is anticipated that the types of public facilities or the extent of facilities may change based on input from the public (in particular, regarding Chapters 5, 6, and 7). Deferring this chapter will save the expense of preparing and then significantly revising the PFFP based on this input. The PFFP will be released for public review and comment as a separate document prior to completing the Public Hearing Draft of the Community Plan.


9

IMPLEMENTATION



San Miguel Community Plan





The San Miguel Community Plan is a component of the Community Plans, Part III of the Land Use Element of the San Luis Obispo County General Plan. This Plan, together with the community planning standards in the Land Use Ordinance, is the primary tool to review development proposals (e.g. specific plans, subdivisions, site plans, and improvement plans) within the Urban Reserve Line (URL).

The land uses and combining designations described and mapped in Chapter 3 of this Plan are reflected in the Official Maps, Part IV of the Land Use Element of the County General Plan. Allowable uses within each land use category can be found in the Land Use Ordinance (LUO), Title 22 of the County Code.

The goals and policies of this Plan are implemented through programs, standards, and guidelines, which are summarized in Sections 9-6 and 9-7. The official standards, called community planning standards, are found in the LUO and are used day-to-day to design, review and regulate proposed land uses. These standards supersede conflicting standards found elsewhere in the LUO.



Goals are the targets that this Plan seeks to achieve. While there may be many ways to achieve a goal, future actions are guided by plan policies.

Policies are guiding principles that help to inform decisions made by the County and other government agencies concerning future growth in the community. Policies are located in the chapters of this Plan and are summarized in Table 1-A at the end of Chapter 1.

Programs are recommended actions, rather than mandatory requirements. A program may be initiated by the County or another agency or group. Since many recommended programs involve making public expenditures or securing other funds, their initiation will depend upon the availability of funding. Programs are located at the end of each chapter of this Plan.

Standards are requirements that must be complied with and included in the design of development projects, as applicable. Standards assure consistent regulations throughout the community or within a particular land use category or combining designation. Standards, called Community Planning Standards, are found in Article 10 of the Land Use Ordinance, Title 22 of the County Code. Draft standards are contained in Section 9-6.

Guidelines are recommended development features or techniques that help achieve a desired effect through alternatives to precise or fixed standards. Guidelines are found in Section 9-6.



The San Luis Obispo County Department of Planning and Building is responsible for administering the San Miguel Community Plan. The Director of Planning and Building has the responsibility and authority to interpret the meaning and applicability of all of the provisions of this Plan as specified in the LUO. In

addition, the Planning and Building Department will coordinate with other County departments and with state and other agencies and organizations to implement the Plan and monitor compliance with policies.

Amendments to the Community Plan are made according to the provisions found in the Framework for Planning of the Land Use Element. Periodic amendments to the Community Plan may be made in order to respond to changing economic or other conditions, including community needs and desires. Amendments to the community planning standards are made through amendments to the LUO, without the need to amend the San Miguel Community Plan.

The San Miguel Community Plan has a planning horizon year of 2035. However, if projected growth rates are exceeded before then, or if there are other significant changes in conditions or community needs or desires, the Community Plan should be updated prior to 2035. A comprehensive update of the San Miguel Community Plan will be necessary when one of the following two criteria occur:

- The population of San Miguel exceeds 75 percent of the anticipated 2035 population identified in this plan.
- There is less than a five-year supply of available, vacant land in the URL to accommodate the reasonably anticipated or historic growth trends of the community.

If neither of the above criteria occurs, a comprehensive update should be initiated by 2032 to ensure that an updated San Miguel Community Plan is adopted by 2035.

San Luis Obispo County will work with landowners and developers to ensure that needed improvements to infrastructure are made concurrently with the actual need. The responsibility for improvements to public infrastructure and services will be fairly shared among those who most immediately benefit and the entire community in accordance with Board of Supervisors' policy on infrastructure planning and funding.

Major development projects will likely involve land divisions, as regulated under the Subdivision Map Act (Government Code Section 66410 et seq.), the County's Real Property Division Ordinance (Title 21 of the County Code) and the LUO (Title 22 of the County Code). Projects not involving land divisions may also require a discretionary land use permit, such as a Minor Use Permit or Conditional Use Permit. Both land divisions and land use permits are discretionary actions – they may be approved, conditionally approved, or disapproved. The land division and development review processes for larger projects will generally address public improvements such as parks, sewer lines, water lines, storm drainage, and

other facilities, along with the funding mechanisms needed to complete these facilities. Conditions of development approval may include installation of infrastructure or payment of fees.

Ministerial permits include Site Plans and Zoning Clearances; there is no discretionary review of Zoning Clearances, and no ability to add discretionary conditions of approval. Therefore, any requirements applicable to ministerial permit projects must be identified by ordinance.

Please refer to Article 6 of the LUO for a detailed description of the various land use permit applications.

This section lists proposed development guidelines and a summary of proposed development standards that are for reference purposes only. The official existing standards and guidelines are located in the following documents, which should be consulted:

- **Land Use Ordinance, Title 22 of the County Code, Article 9, Section 22.104.070.** In the following text, these standards are referenced as *EXISTING STANDARD [22.104.070]* followed by the subsection number.
- **San Miguel Design Plan, Section E (Implementation), pages 31-49.** In the following text, guidelines and standards are referenced as *EXISTING STANDARD or GUIDELINE [SMDP]* followed by the subsection number.

Guidelines and standards are intended to help achieve the community's vision, implement plan policies, or avoid or mitigate environmental impacts.

9-6.1: Communitywide

The following standards and guidelines apply in all land use categories.

- a. **Site Plan Review required.** All new construction and exterior alteration of existing structures shall be approved per the process described in subsection b – Prescriptive Site Plan Process, except for the following, which are subject to the permit requirements of the Land Use Ordinance unless otherwise specified:
 - i. Minor exterior alterations (as determined by the Planning Director).
 - ii. Building expansions not exceeding 300 square feet, if approved by the Planning Director.
 - iii. A new use proposed to occupy an existing development.
 - iv. Single family residences, duplexes, and residential accessory structures.
 - v. Development for which a Conditional Use Permit is otherwise required by the Land Use Ordinance.
 - vi. Projects in the San Lawrence Terrace neighborhood.
 - vii. Projects, other than those in preceding items i through vi, that do not comply with the provisions of subsection b -- Prescriptive Site Plan process, shall require Minor Use Permit approval.

EXISTING STANDARD [SMDP 1.1]

- b. **Prescriptive Site Plan process – criteria for approval.** The Planning Director may approve a Site Plan Review application, per Section 22.62.040, only when all of the following criteria have been met:
 - i. A referral has been provided to the San Miguel Advisory Council, and the Council has had a minimum of 14 days prior to their next regularly scheduled meeting to review and provide comments on the project.
 - ii. **Standards.** The Site Plan application, in addition to the requirements of Section 22.62.040, addresses the applicable standards of this Chapter.
 - iii. **Design Guidelines.** Residential multi-family projects are subject to Section 9-6.3.b.ii. Commercial and industrial projects shall comply with a minimum of five of the design guidelines found in Section 9-6.2.d.
- c. **Noise barriers.** If noise barriers are proposed in the Central Business District between 10th and 15th Streets, they should maintain a high-quality appearance and common design. *EXISTING STANDARD [22.104.070A.7]*
- d. **Projects Along the Railroad**
 - i. **Environmental site assessment.** A Phase II environmental site assessment is required for all projects within 135 feet of the railroad. *EXISTING STANDARD [22.104.070A.3]*
 - ii. **Railroad barrier.** Fencing or a barrier is required at the railroad property line in order to deter trespass..
 - 1. Fencing/barrier must allow passage of San Joaquin kit fox
 - 2. Must conform with the County-approved “barrier design.”

EXISTING STANDARD [22.104.070A.4]
- e. **Limitation on use.** Concrete, gypsum, and plaster product uses shall not be established within the San Miguel Urban Reserve Line. *EXISTING STANDARD [22.104.070C.1]*
- f. **Street Trees.** Street trees are required with all new development at a ratio of one tree for each 30 feet of street frontage. Trees shall be selected from the San Miguel Master Tree List, Appendix C of the San Miguel Community Plan. *EXISTING STANDARD [SMDP 2.4.h; 3.3.h; 5.1.f; 6.1.b]*

9-6.2: Commercial, Industrial, Recreation, and Mixed Use

a. Parking requirements.

- i. **New commercial development – Mission Street between 11th and 14th Streets.** New commercial development shall provide parking at a ratio of 1 space per 1,000 gross square feet of commercial building space. *EXISTING STANDARD [SMDP 2.1.g; 2.2.d]*
- ii. **Waiver of parking requirements – West side of Mission between 11th and 16th Streets.** Uses in existing commercial buildings on the west side of Mission Street between 11th and 16th Streets are exempt from parking requirements. *EXISTING STANDARD [22.104.070B.2]*
- iii. **Reduction of required parking – Mission Street north of 14th Street and south of 11th Street.** On-site parking required by the Land Use Ordinance may be reduced by the number of on-street parking spaces fronting the property. *EXISTING STANDARD [SMDP3.1.b]*
- iv. **Residential uses (in commercial areas).** Regardless of the parking reductions allowed for commercial uses, off-street parking shall be provided for all residential uses based on Land Use Ordinance requirements.

b. Mission Street - commercial and mixed use development standards. The following standards apply to all commercial and mixed use development proposed in the Commercial Retail land use category along Mission Street.

- i. **Setbacks – west side of Mission Street between 11th and 14th Streets.** Except as provided by subsection iii, buildings shall be located at the front property line and extend completely to the side property lines. *EXISTING STANDARD [SMDP 2.1.a]*
- ii. **Setbacks – east side of Mission Street between 11th and 14th Streets.** Except as provided by subsection iii, the front setback is six (6) feet and the buildings shall extend completely to the side property lines. The rear setback is five (5) feet. *EXISTING STANDARD [SMDP 2.2.a,b]*
- iii. **Exceptions to front and side setback requirements.** Front and side setbacks may be larger than otherwise required by subsections i and ii as follows:
 - 1. Side setbacks may be greater than zero feet to provide pedestrian access from a parking lot located at the rear of the lot.
 - 2. A front setback may be greater than zero feet if the additional setback is usable by the public as an extension of the sidewalk or by customers as an outdoor dining area.

3. The second floor may be setback from the Mission Street lot line to provide a porch or a balcony.

EXISTING STANDARD [SMDP 2.1.a]

- iv. **Height limit.** Maximum height is two stories, except that three stories are allowable when the fire agency has approved a fire safety clearance letter affirming its ability to provide fire suppression services. Regardless of the number of stories, no structure shall exceed the height limits (as measured in feet) established in LUO Section 22.10.090.C. *EXISTING STANDARD [SMDP 2.3.a; 3.2.a]*
- v. **No driveways to Mission Street.** Sites with access to a rear alley or a side street shall not be allowed driveway access from Mission Street, in order to preserve on-street parking. *EXISTING STANDARD [SMDP 2.1.b]*
- vi. **Prohibited building materials.** Exposed concrete block, highly reflective surfaces, reflective glass, glass block, metal siding, painted brick, plastic, and unpainted/un-anodized aluminum are prohibited building materials. *EXISTING STANDARD [SMDP 2.4.e; 3.3.e]*
- vii. **Pole signs prohibited.** Pole signs are not allowed. *EXISTING STANDARD [SMDP 2.4.g; 3.3.g]*
- viii. **Trees planting required.**
 1. Tree planting is required for all new commercial developments involving a Minor Use Permit or Conditional Use Permit.
EXISTING STANDARD [22.104.070B.1]
 2. Trees within commercial landscapes shall be selected from the San Miguel Master Tree List, Appendix B of the San Miguel Community Plan.

c. **N Street (see Figure 3-O) – Commercial Service**

- i. **Limitation on use.** The following uses are prohibited: agricultural processing; horse ranches; recycling – scrap and dismantling; and, truck stops.
- ii. **Development standards.**
 1. **Residential Compatibility.** All commercial development shall incorporate measures to assure compatibility with nearby residences (including on-site caretaker units), with regard to impacts associated with, but not limited to, noise, vibration, odor, light, glare, hazardous materials, truck traffic, exhaust, unsightliness, or hours of operation. Land use permit applications shall include a description of activities that

may be incompatible with residential neighbors and measures to avoid or mitigate those incompatibilities. This may require the applicant to submit special studies, such as a noise study, to address the issue(s).

2. **Architecture.** Building massing and architectural style shall be compatible with adjacent residential development in appearance when viewed from N Street.
3. **Outdoor storage location.** Outdoor storage is limited to the interior or rear portion of the site and it shall be screened from off-site views.
4. **Residential Caretaker units.**
 - a. Caretaker units are not subject to the size limitation found in Section 22.30.430.F.
 - b. If access easements can be obtained, access to the caretaker unit shall be from a private road as shown in Figure 3-O – N Street Concept Plan.
 - c. Adequate on-site parking shall be provided.
 - d. Usable outdoor space shall be provided.

EXISTING STANDARD [22.104.070C.2]

d. **Commercial and Industrial Design Guidelines (Not Mandatory)**

- i. **Rear setback – west side of Mission Street between 11th and 14th Streets.** The rear setback should be large enough to allow efficient use of the site for parking and circulation in conjunction with the parking and circulation layout on adjoining parcels. *EXISTING GUIDELINE [SMDP 2.1.e]*
- ii. **Parking layout – west side of Mission Street between 11th and 14th Streets.** Parking spaces and parking circulation aisles should allow for vehicular circulation between parcels. *EXISTING GUIDELINE [SMDP 2.1.c]*
- iii. **Parking layout – east side of Mission Street.** Site design should anticipate future site area (e.g. Union Pacific lands) for parking. *EXISTING GUIDELINE [SMDP 2.2.e]*
- iv. **Parking located at the rear – Mission Street north of 14th Street and south of 11th Street.** On-site parking should be located at the rear of the parcel. Parking may be located at the side only where there is a solid wall along the street-fronting property line to maintain façade continuity. *EXISTING GUIDELINE [SMDP 3.1.c]*

- v. **Height and proportion.** Along Mission Street, a building's height should be no greater than the building's width. *EXISTING GUIDELINE [SMDP 2.3.b; 3.2.b; 4.1.b]*
- vi. **Roofs.** Along Mission Street, roofs should be consistent with surrounding commercial buildings: shallow-pitch gable with parapet wall facing the street. *EXISTING GUIDELINE [SMDP 2.3.c; 3.2.c]*
- vii. **Pedestrian-scale details.** Building design should include:
 - 1. Façade articulation: cornices, moldings, overhangs, awnings
 - 2. Plenty of windows and door glazing to display merchandise
 - 3. Recessed building entries

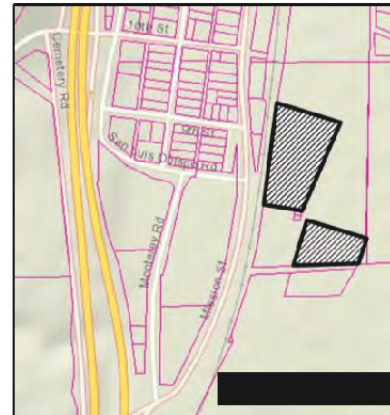
EXISTING GUIDELINE [SMDP 2.4.a, b, c; 3.3.a, b, c; 4.2.a, b, c]
- viii. **Preferred building materials.** Materials that evoke the design themes of the mission or early railroad era are encouraged. These include natural finish or painted wood, stucco, unpainted brick, wood window frames and moldings, and mission tile roofs. *EXISTING GUIDELINE [SMDP 2.4.d; 3.3.d; 4.2.d]*
- ix. **Signage.** Signs should be consistent with the mission, early railroad, or pre-1950s design themes. Signs should not be made of plastic. They should not be internally lighted (neon tubing is okay). Signs should be directly illuminated with building-mounted light fixtures. Signage perpendicular to building facades is encouraged. *EXISTING GUIDELINE [SMDP 2.4.f; 3.3.f; 4.2.f]*
- x. **Building lighting.** Exterior light fixtures should be designed to direct light away from roads, streets, or dwelling units. *EXISTING GUIDELINE [SMDP 2.4.i; 3.3.i; 4.2.k]*
- e. **Industrial development** – The following requirements apply only in the Industrial land use category:
 - i. **Building height.** Maximum height is 35 feet for projects located south of 14th Street or north of 11th Street. *EXISTING STANDARD [SMDP 4.1.a]*
 - ii. **Pole signs prohibited.** Pole signs are not allowed. *EXISTING STANDARD [SMDP 4.2.g]*
 - iii. **Curbs, gutters, sidewalks.**
 - 1. Required for all development in the Industrial land use category. *EXISTING STANDARD [SMDP 4.2.h]*

2. Sidewalks should be separated from the curb by a minimum three-foot (preferably six-foot) width planting strip or parkway to accommodate street trees. *EXISTING GUIDELINE [SMDP 4.2.i]*

- iv. **Building materials discouraged.** Exposed concrete block, highly reflective surfaces, reflective glass, glass block, metal siding, painted brick, plastic, and unpainted/un-anodized aluminum. *EXISTING GUIDELINE [SMDP 4.2.d]*

f. **Southern Gateway Properties – Recreation**

- i. **Mission properties east of the railroad tracks - limitation on use (Figure 9-A).** Land uses on mission lands east of the railroad tracks shall be limited to religious facilities, libraries and museums, outdoor sports and recreation, temporary events, or other similar uses that can be found compatible and consistent with existing cultural resources. *EXISTING STANDARD [22.104.070E]*



- ii. **Between the mission and Highway 101 – design guidelines (Figure 9-B).** Development between Highway 101 and the mission should not detract from views of the mission buildings as seen from the freeway. Building height, roof design, roofing materials and signage are the most important considerations.



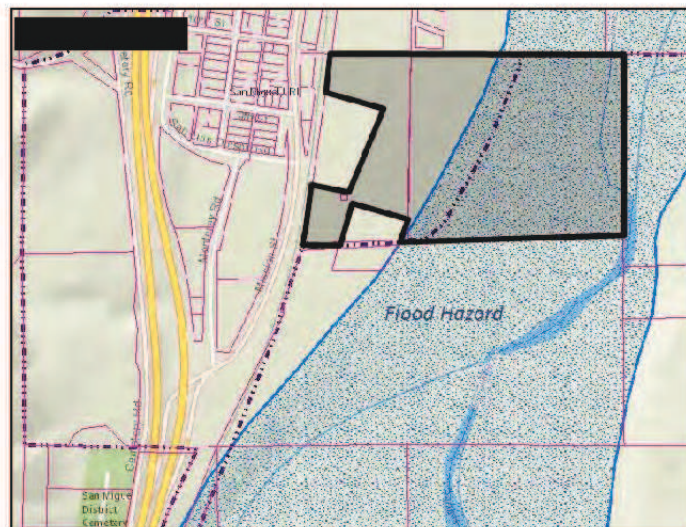
Building height should be limited to one story, buildings should have gable roofs and mission tile, and pole signs should not be allowed. *EXISTING GUIDELINE [SMDP 7]*

9-6.3: Residential

a. Residential Single Family

- i. **Curbs, gutters, sidewalks.** Required for all development in the RSF land use category, except in specified areas (e.g. portions of K, L, 14th, 15th, and 16th Streets) *EXISTING STANDARD [SMDP 6.1.a]*
- ii. **Parking where an alley is primary access.** New single-family residential development with an alley as its primary access is required to have two on-site parking spaces in addition to those normally required in order to compensate for the lack of street parking. These spaces may be located in the setback from an alley. *EXISTING STANDARD [SMDP 6.1.c]*
- iii. **Setbacks for parcels fronting only on an alley.** Parcels with no street frontage other than an alleyway shall maintain the following setbacks:
 1. A minimum of 20 feet from the alley, in order to accommodate parking between the structure and the alley.
 2. A minimum of 5 feet from parcel lines perpendicular to the alley.
 3. A minimum of 10 feet from the parcel line parallel to and opposite the alley frontage.
- iv. **Mission Gardens site (Figure 9-C)**
 1. **Density limitation.** Maximum number of residential parcels is limited to 60.
 2. **Cluster requirement.** Land divisions shall be clustered west of the Flood Hazard (FH) combining designation.
 3. **Open space requirement.** Flood hazard areas and areas reserved to reduce noise, protect visual resources, or to preserve cultural resources shall remain in open space.

EXISTING STANDARD [22.104.070G.2]

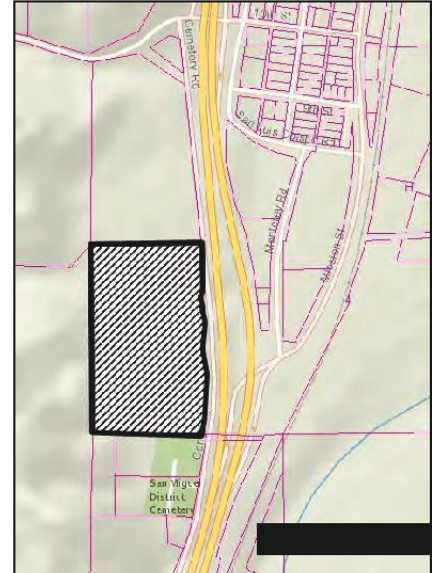


v. **Mission Vineyard Estates site (Figure 9-D).**

1. **Ridgetop development is prohibited.**
Development must occur below the 687-foot contour.

2. **Visual mitigation requirements.**

- a. All development shall blend with existing topography.
- b. Cut and fill slopes shall be rounded to reduce the transition between slope angles.
- c. Finished building pads should be at or below the average natural elevation.
- d. Building height shall not exceed 20 feet above average natural grade.
- e. Hipped-roof design is required.
- f. Colors must be dark, muted, earth-tone shades.
- g. A landscaping plan must be submitted to provide 50 percent screening within 5 years and 80 percent screening within 10 years.
- h. An exterior lighting plan shall be submitted and reviewed to ensure illumination levels are the minimum needed for public safety.



3. **Landscape buffers.** Landscape buffer areas are required as follows:
 - a. 15 feet along the southern property boundary.
 - b. 100 feet along the eastern property boundary.
 - c. 40 feet along the northern property boundary.
4. **Subdivisions.** Open space is required above the 687-foot elevation contour.

EXISTING STANDARD [22.104.070G.4]

b. **Residential Multi-Family**

- i. **Usable open areas.** New RMF development must include usable open areas (e.g. patios, gardens, play areas, swimming pools, etc.) based on the following standards:

1. **Development with usable common open areas.** Development shall meet the provisions specified in Subsections B.e.(1), B.e.(2), and B.e.(3) of Land Use Ordinance Section 22.22.145 (Planned Development). The minimum open area required by Section 22.10.130.B.2 shall include usable common open areas. In addition, each unit shall include a usable private open area containing a minimum of 175 square having minimum dimensions of 10 feet. Upper story units with no ground floor shall have a minimum of 60 square feet of usable private outdoor area having a minimum dimension of six feet.
2. **Development with usable private yards.** This standard applies to multi-family projects (such as duplexes, row houses, or detached units) that propose individual private yards rather than usable common open areas. A usable common open area is not required, provided that the minimum open area of Section 22.10.130.B.2 is met, and a minimum of 750 square feet of usable private yards, with a minimum dimension of 15 feet, is provided for each unit.

EXISTING STANDARD [SMDP 5.1.c and 5.1.d]

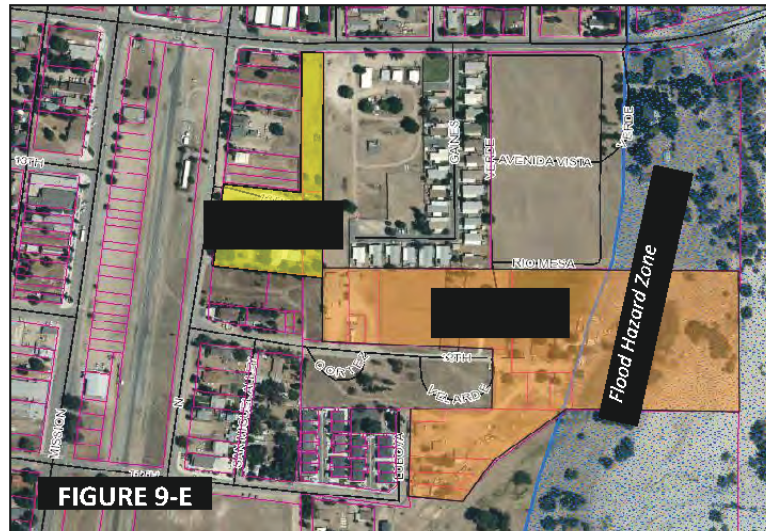
- ii. **Building height.** Buildings with dwelling units that have entries not located on the ground floor are limited to two stories in height. Buildings that are designed to resemble single family dwellings, town houses, row houses or similar structures where each unit's entry is on the ground floor, are subject to the height limits of Section 22.10.090. *EXISTING STANDARD [SMDP 5.2.d]*
- iii. **Compliance with Residential Multi-Family Design Guidelines.** Residential multi-family project shall meet a minimum of five of the following guidelines.
 1. **Units per building.** Buildings should be limited to no more than six dwellings. *EXISTING STANDARD [SMDP 5.1.a]*
 2. **Massing.** Avoid the appearance of a large, continuous, unbroken building facade and instead break up massing to make the building look like several smaller buildings.
 3. **Front setback should not be used for parking.** The space between the building and the front property line where there is street frontage, should not be used for parking. Parking should be in the interior of the site or on the sides where they can be screened by landscaping. *EXISTING GUIDELINE [SMDP 5.1.b]*
 4. **Entries.** Each unit of a multi-family development should have its own separate main entry from the outdoors. Any building having frontage on a public street should have at least one-half of its entries face the street. *EXISTING GUIDELINE [SMDP 5.2.a]*

Alternatively, multi-family residential structures that are constructed to mimic the design, scale, siting, and form of a single-family residence may propose a single consolidated entry point for all units. Any consolidated entry point should face the street.

5. **Footprints.** Building footprints should resemble a series of partially overlapping rectangles as opposed to a single rectangle. *EXISTING GUIDELINE [SMDP 5.2.b]*
 6. **Details.** Buildings should include details associated with single-family residences, for example, porches, bay windows, chimneys, trellises, built-in planters, integrated low walls, etc. *EXISTING GUIDELINE [SMDP 5.2.c]*
 7. **Building Variations.** Where two buildings are adjacent to one another with the same orientation, different design features should be used to differentiate between the buildings. In instances where there is a row of more than two buildings, a maximum of two adjacent units may have identical wall and roof lines.
 8. **Elevations.** All sides of multi-family residential developments and garages should be detailed and articulated with relief elements and changes in plane.
 9. **Parking layout.** No more than six parking spaces or carport stalls should be grouped together, and landscaping should be installed between each group of parking spaces. Any carport structures should be architecturally compatible with adjacent residential structures and should be integrated with patio or building walls whenever possible.
 10. **Landscape details.** Multi-family units should have landscape features commonly associated with single-family homes, such as flowering plants, fenced yards, private parking areas, planter boxes, stone or stepping stone pathways, etc.
- iv. **Development east of the railroad tracks.** The following standards apply to development in the RMF land use category east of the railroad tracks as shown as Area A in the following figure:
1. Link cul-de-sacs and dead end streets.
 2. Incorporate traffic calming features into the design of new streets to reduce vehicle speed.
 3. Include easements for bikeways and pedestrian walkways.
 4. Provide sidewalks, landscaping, and on-street parking.
 5. Include adequate lighting for sidewalks and crosswalks.
 6. Provide secure on-site bicycle parking.
 7. Provide easements or land dedications for trails, consistent with the Parks and Recreation Element, for development near the Salinas River.

8. Submit a vernal pool habitat evaluation and a botanical survey shall be submitted with grading, construction or land use permit applications.
9. Cluster development on the areas west of the Flood Hazard (FH) combining designation. Retain FH areas in as usable open areas or open space.
10. Limit density to 20 units per net acre (excluding the Flood Hazard Zone, rights-of-way and access easements).

EXISTING STANDARD [22.104.070.F]



- v. **N Street Site.** The following standards apply to development in Area B in Figure 9-E.
 1. **Density.** The maximum density is 15 units per acre.
 2. **Access.** For those sites fronting on the private road, as shown in the Figure 3-P – N Street Concept Plan, access shall be taken from the private road.
 3. **Parking.** Adequate on-site parking shall be provided for sites fronting the private road, where the road's width is too narrow to allow on-street parking.
- vi. **East 11th Street at the Salinas River.** Residential development shall be consistent with the development concept shown in Figure 3-N. The overall density shall be that of the single family land use category – 5.5 to 7.0 units per acre net (excluding the Flood Hazard [FH] zone). The FH may be used as open space or as usable yard area for lots fronting on the river. Residential structures west of "A" Street (in Figure 3-N) shall resemble single family dwellings with a maximum of four units per building.
- vii. **16th and Bonita Place.** The overall density shall be limited to 10 units per gross acre. Residential development shall be designed to blend in with the surrounding single-family residential neighborhood.

viii. **West Side of L Street, between 11th and 12th Streets.**

1. **Density limitation.**

- a. Parcels under 5,000 square feet - one single family residence.
- b. Parcels between 5,000 and 7,500 square feet in area – two single-family residences.
- c. Parcels larger than 7,500 square feet in area - one single-family residence and up to two additional units, depending upon site constraints.

2. **Project design.**

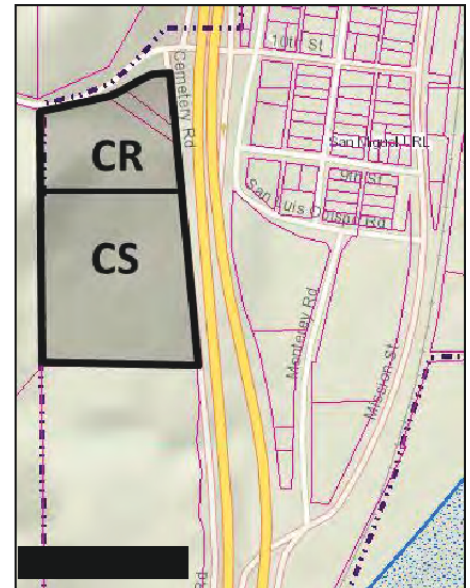
- a. Minimize slope disturbance by incorporating existing topography into the design.
- b. One required parking space may be located in the driveway on L Street.
- c. The front setback on L Street may be reduced to 10 feet, unless additional room is needed for driveway parking, in which case the setback shall be at 20 feet.
- d. No more than one unit per parcel shall take its access from the alley.

9-6.4: Multiple Land Use Category Sites

a. **Cemetery Road – Commercial Retail and Commercial Service**

- i. **Commercial Retail limitation on use.** Only the following uses are allowable on the Commercial Retail portion of the site:

Accessory storage
Bars and night clubs
Convenience and liquor stores
Gas stations
Grocery stores and general retail
Lodging
Offices
Outdoor retail sales
Personal services
Religious facilities
Small-scale manufacturing (artisan or craftsman uses in conjunction with the retail sale of items manufactured on site)
Wireless communication facilities



- ii. **Commercial Service limitation on use.** All uses allowed in the Commercial Service land use category may be established on the CS-designated portion of the site except the following:

Apparel products
Farm equipment supplies and sales
Fuel dealers
Laundries and dry cleaning plants
Outdoor storage yards
Retail uses greater than 9,999 square feet, except where the Review Authority finds the CR portion of the site cannot accommodate the proposed use
Sales lots
Swap meets
Truck stops

- iii. **Conditional Use Permit required.** A conditional use permit is required. It shall include:

1. Site planning shall locate buildings situated around plazas or courtyards that are designed to attract pedestrian movement and sitting, with vehicle circulation, storage and utilities located elsewhere on the perimeter. Landscaped sidewalks shall be utilized that are separated from vehicle circulation and loading. Parking lots shall be limited in size by separating them into sub-areas divided by landscaping or structures.
2. Reduction of visual and noise impacts by buffering uses from Highway 101.
3. Buffering commercial uses from adjacent residential and agricultural uses.
4. On-site circulation that minimizes and separates truck and RV traffic from other vehicular traffic.
5. A traffic study that demonstrates the proposed project will not generate traffic to where the level of service (LOS) for the Highway 101/10th Street interchange would exceed LOS D for the year 2035 with the projected level of development under the San Miguel Community Plan.

EXISTING STANDARD [22.104.070B.3]

b. Union Pacific Lands – Industrial and Recreation

- i. **Industrial limitation on use.** Land uses within the Industrial category shall be limited to: offices; accessory storage; storage yards; vehicle and freight terminals; and warehousing. *EXISTING STANDARD [22.104.070D]*
- ii. **Recreation limitation on use.** Land uses within the Recreation category shall be limited to: Equipment rental – non-motorized; indoor amusement and recreation facilities; museums; outdoor retail sales; public parks and playgrounds; recycling – collection stations; temporary events; and vehicle storage (parking lots or structures).

- iii. **Buildings and site design.** The commercial and industrial design guidelines should be considered with projects.
- c. **Indian Valley Area (See Figure 3-M) – Residential Single Family and Commercial Service**
 - i. **Land use category boundary.** Prior to development, the exact location of the land category boundary shall be determined by the Planning Commission pursuant to Section 22.02.020.D.4. There should be a minimum of 13 acres of Commercial Service land.
 - ii. **Project intensity – on-site septic systems.** Prior to extension of the sewer system to the east side of the river residential development shall be limited to either 20,000 square feet or one acre in size based on the “sewer test” of Section 22.22.080.C, and commercial development shall be limited to on-site septic system requirements of the individual uses proposed. Community water shall be required.
 - iii. **Project intensity – community sewer.** Extension of the sewer is envisioned for this site and is required for development at a greater intensity than allowed above (i.e., residential lots smaller than 20,000 square feet or commercial uses with a high number of employees).
 - iv. **Residential location.** Bluff lots overlooking the Salinas River are encouraged.
 - v. **Separation between commercial and residential uses.** Separation between the commercial uses and residential shall be provided, including solid walls, landscape buffers, and street rights-of-way. Access to commercial uses shall not be from the residential streets.
 - vi. **Trail dedication.** A perimeter trail consistent with the County Trails plan shall be dedicated with the first land division.
 - vii. **Parkland required.** Parkland shall be provided in a location that is accessible to the on-site residents and the general community. The parkland shall include active-use areas and a connection to the perimeter trail.

The San Miguel Community Plan includes implementation programs to identify responsibility for ensuring comprehensive implementation of these programs.

Programs are recommended actions, rather than mandatory requirements. A program may be initiated by the County or another agency or group. Since many recommended programs involve making public expenditures or securing other funds, their initiation will depend upon the availability of funding. Programs are located at the end of each chapter of this Plan.

Attachment 1 - Public Review Draft (June 2013)

Note: Information concerning the responsible agency, timeframe, priority, and funding will be provided with the Public Hearing Draft based on input received from the community as well as affected agencies.

#	Program	Responsible Agency	Priority	Timeframe	Funding
ECONOMIC DEVELOPMENT					
2-1	Identify and recruit the types of businesses that can succeed in San Miguel.				
a	Identify the types of existing and potential businesses that can succeed in San Miguel.				
b	Solicit information about business needs.				
c	Ensure adequate zoning.				
d	Reduce start-up costs for preferred businesses.				
e	Market entitled sites to targeted businesses.				
2-2	Assist the community in developing a Business Improvement District (BID).				
2-3	Develop a "buy local" program in San Miguel.				
2-4	Establish a weekly farmers market in the community that connects residents with local foods.				
2-5	Promote annual community events, to draw visitors into town.				
2-6	Reduce financial burdens for businesses seeking to locate or expand in San Miguel.				
2-7	Periodically survey the business community.				
2-8	Promote the use of non-motorized transportation to and within the Central Business District.				
2-9	Streamline the permitting process for desired development.				
LAND USE					
3-1	Streamlining and encouraging preferred development.				
3-2	Parks and open space plan.				
3-3	Aesthetic improvement program.				
3-4	Town Center Plan update.				

#	Program	Responsible Agency	Priority	Timeframe	Funding
3-5	Conceptual Plan for Union Pacific properties.				
3-6	Signage Program.				
NATURAL RESOURCES					
4-1	Acquire open space in the Salinas floodplain.				
4-2	North County Habitat Conservation Plan.				
4-3	Water Savings Program.				
4-4	Supplemental Water.				
CULTURAL RESOURCES					
4-5	Identify Historic Resources.				
4-6	Historic Walking Tour.				
4-7	Assistance to Owners of Historic Buildings.				
	ENERGY CONSERVATION				
4-8	Implement the EnergyWise Plan in San Miguel.				
4-9	Street Trees and Shade.				
TRANSPORTATION AND CIRCULATION					
5-1	Expand the Road Impact Fee Program.				
5-2	Establish a Community Facilities District.				
5-3	Plan and fund realignment of the 10th Street southbound offramp.				
5-4	Expand Access to Transit.				
5-5	Traffic Calming on Mission Street.				
SCHOOLS					
6-1	Safe Routes to Schools.				
6-2	Collaboration on location of new school sites.				
PARKS AND RECREATION					
6-3	Expansion of San Miguel Community Park.				
6-4	N Street linear park.				
FIRE SAFETY AND EMERGENCY MEDICAL SERVICES					
6-5	Contingency planning for access across the railroad.				

#	Program	Responsible Agency	Priority	Timeframe	Funding
LAW ENFORCEMENT					
6-6	Explore options for increasing public safety.				
COMMUNITY FACILITIES					
6-7	Support funding for youth programs.				
6-8	Incentives for cultural facilities.				
WATER SYSTEM					
7-1	Water system improvements.				
7-2	Update the Water Master Plan.				
7-3	Additional water supply.				
WASTEWATER					
7-4	Wastewater system improvements.				
STORMWATER DRAINAGE					
7-5	Update the San Miguel Drainage Plan.				
7-6	Stormwater system improvements.				
UTILITIES					
7-7	Energy costs.				
7-8	Undergrounding.				
7-9	Solar energy.				

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APPENDICES



APPENDIX A

INFRASTRUCTURE EXHIBITS

Complete Communities Survey

The Complete Communities Survey is one of several projects funded through a Sustainable Communities planning grant to the County. The project seeks to Identify what infrastructure and public facilities will be needed in the future in San Miguel, Templeton, Oceano, and Nipomo; how much they will cost; and how to fund them. Examples of infrastructure and public facilities are water, sewer and drainage systems; roads; sidewalks; trails; parks; and public buildings. This study will help the County and the community services districts plan for improvements to the communities. When finished, the Complete Communities Survey will include the following components:

- Research Summary
- Facilities Inventory
- Funding and Financing Plan
- Community Profile

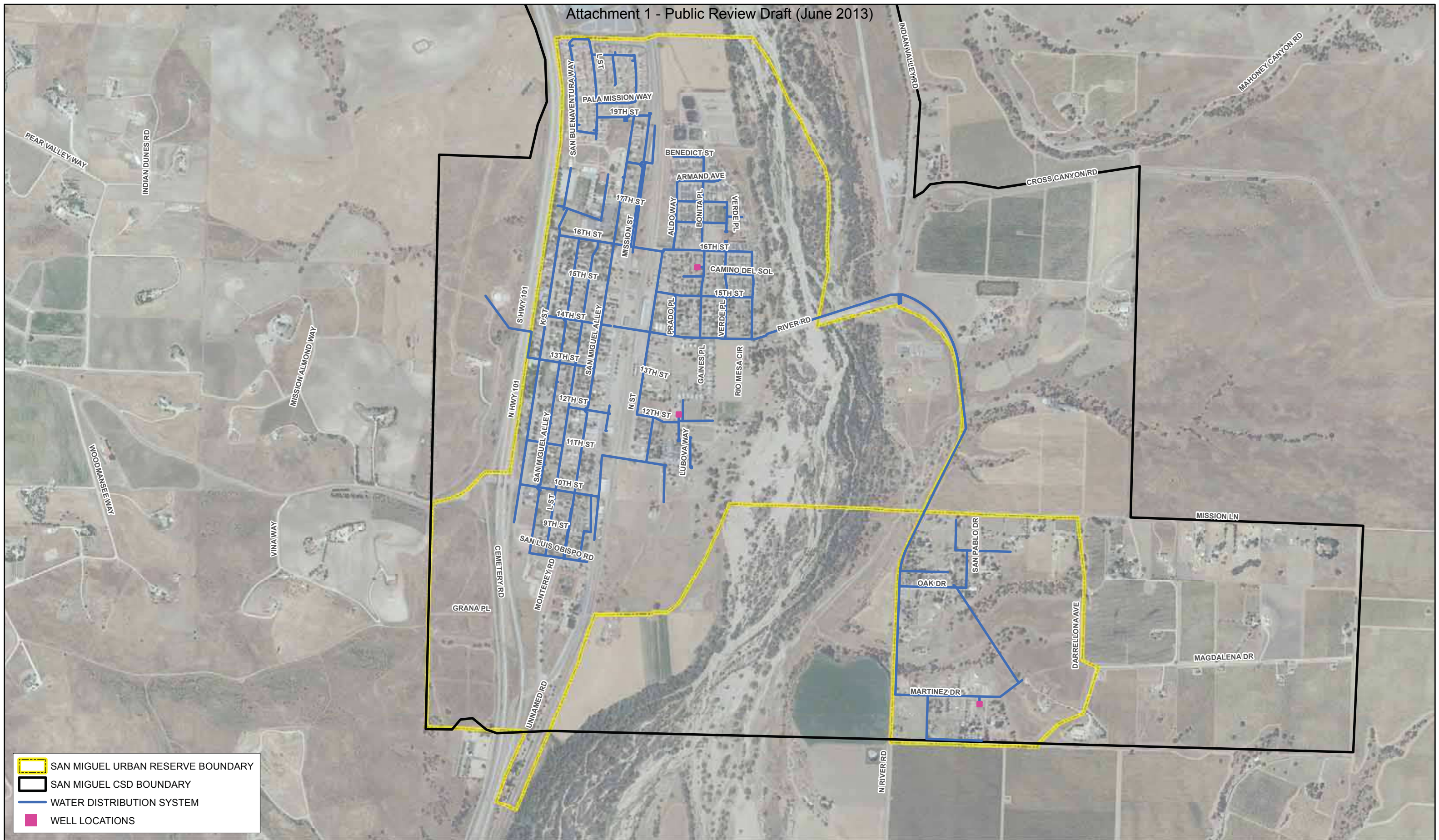


FIGURE A-1

COUNTY OF SAN LUIS OBISPO
COMPLETE COMMUNITIES SURVEY (EXISTING) - INFRASTRUCTURE
WATER DISTRIBUTION

COMMUNITY OF SAN MIGUEL

San Miguel
C.S.D.

Legend:

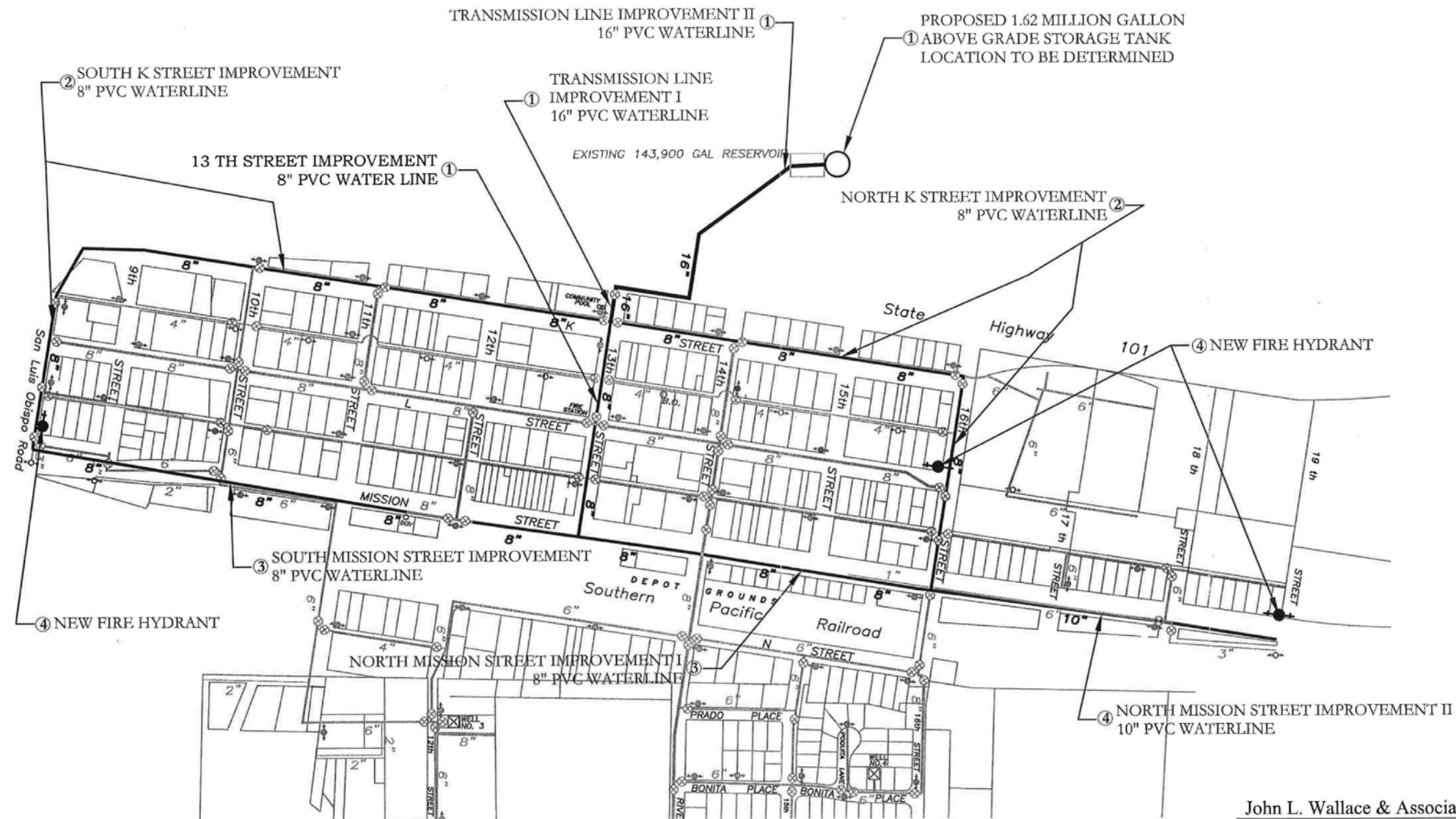
- Proposed Pipelines
 Existing Pipelines
 Priority of Improvement

1" = 400'

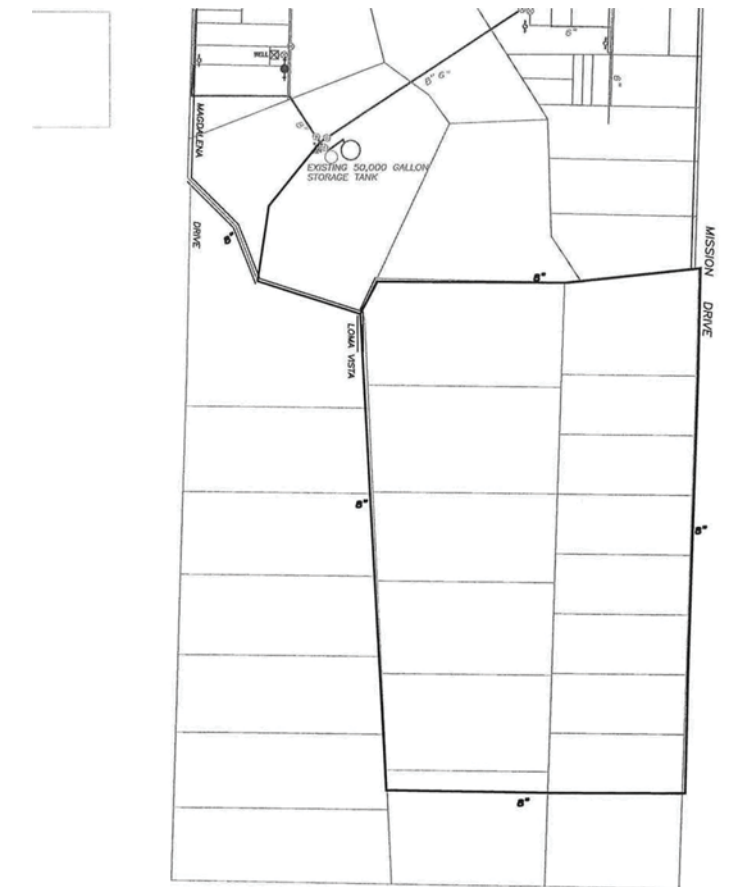


Figure 3

Capital Improvement Projects



John L. Wallace & Associates 



Legend:

- SLT Extension Project
 CIP Proposed Pipeline
 Existing Pipeline

1" = 600'

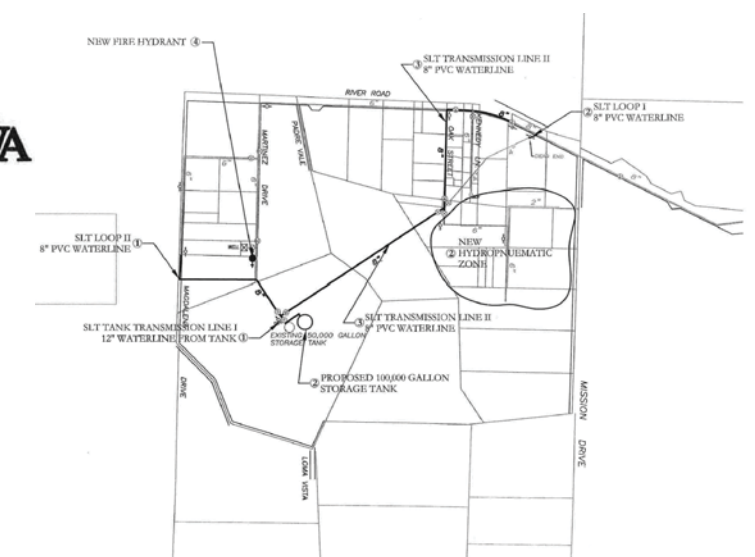
S.M.C.S.D.

Water System Master Plan

SLT Extension Project

Figure 5

John L. Wallace & Associates



San Miguel
C.S.D.

Legend:

- Proposed Pipelines
 — Existing Pipelines
 ② Priority of Improvement

Water System Master Plan

Figure 4

San Lawrence Terrace
Capital Improvement Projects



John L. Wallace & Associates

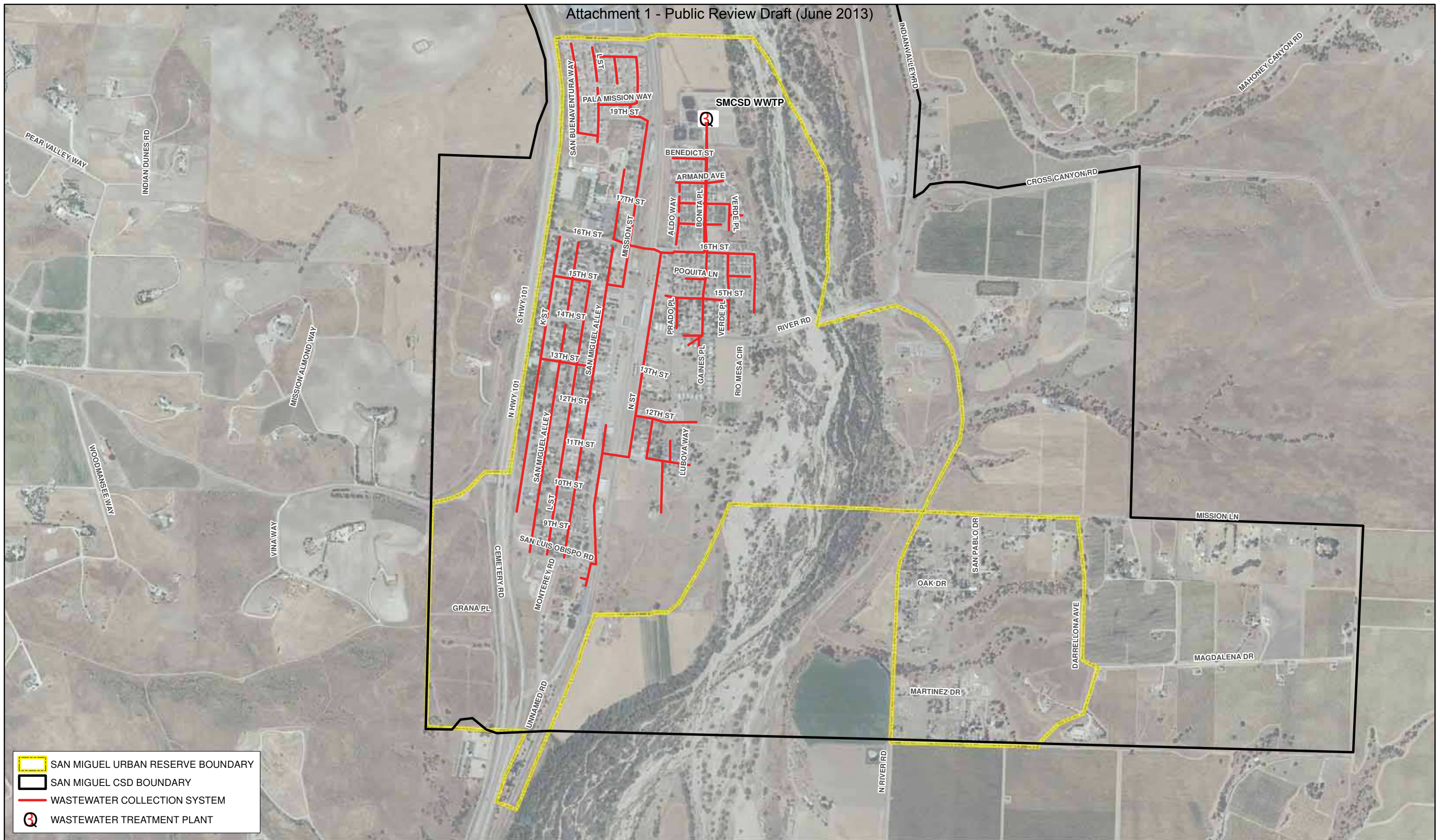


FIGURE A-3

COUNTY OF SAN LUIS OBISPO
COMPLETE COMMUNITIES SURVEY (EXISTING) - INFRASTRUCTURE
WASTEWATER COLLECTION

COMMUNITY OF SAN MIGUEL



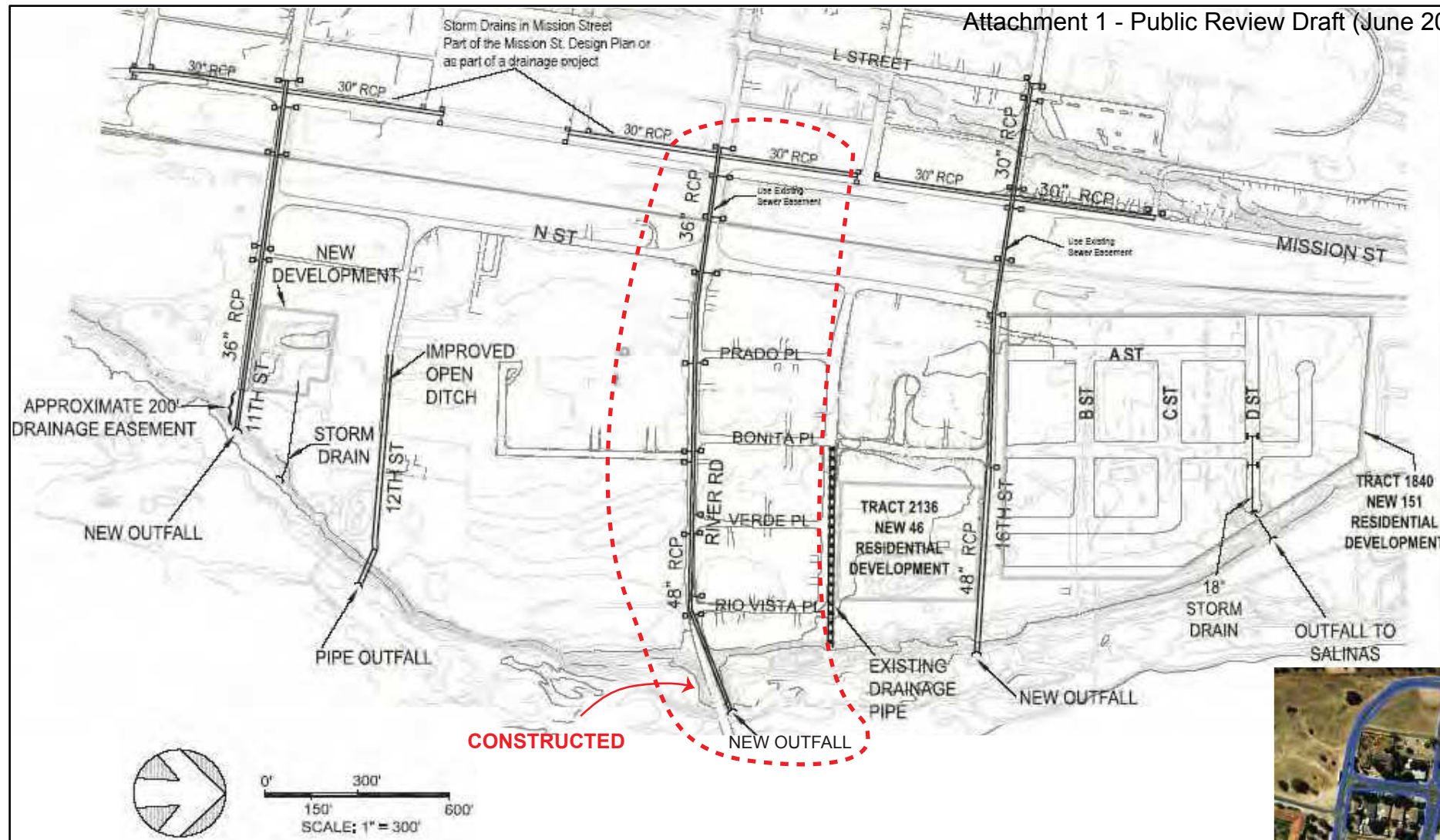
San Miguel
Community
Services District



FIGURE A-4

COUNTY OF SAN LUIS OBISPO
COMPLETE COMMUNITIES SURVEY (FUTURE) - INFRASTRUCTURE
WASTEWATER COLLECTION

COMMUNITY OF SAN MIGUEL



↑ **Figure 2-5A Proposed Underground Storm Drain System**

→ **Figure 2-5B Proposed Curbs and Gutters**

Source: San Luis Obispo County Flood Control and Water Conservation District, 2003, San Miguel Drainage and Flood Control Study.

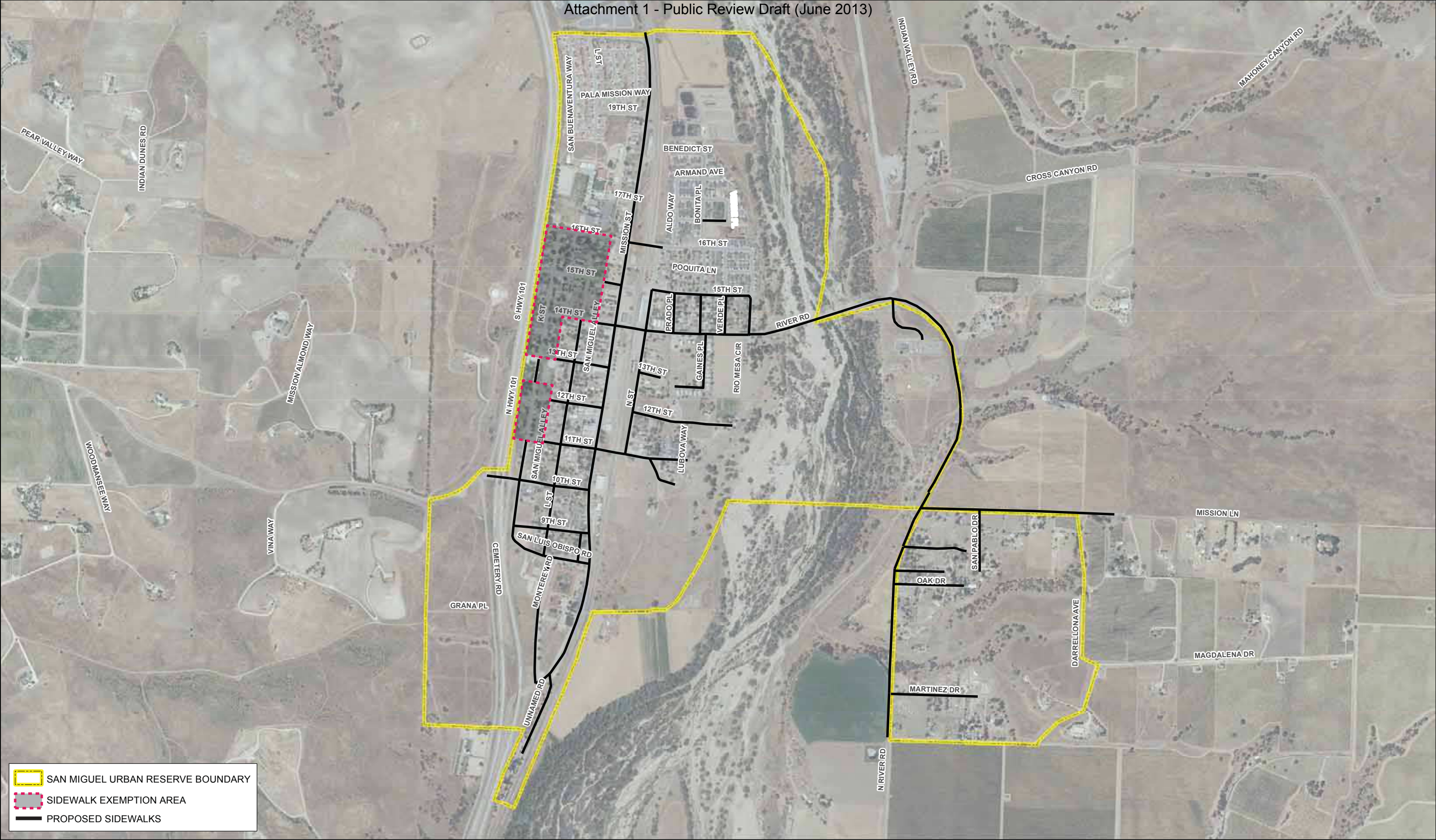


FIGURE A-6

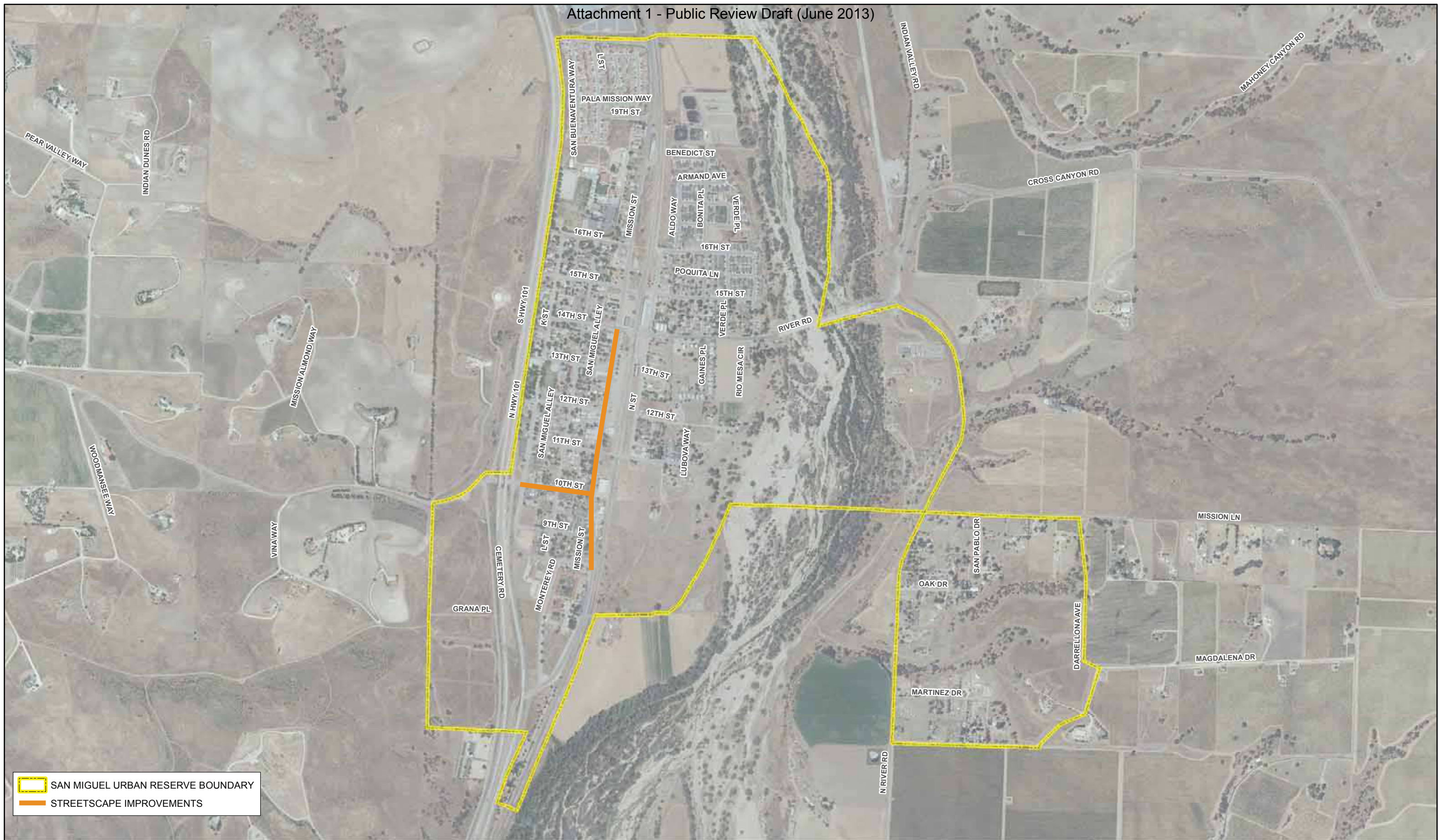


FIGURE A-7

COUNTY OF SAN LUIS OBISPO
COMPLETE COMMUNITES SURVEY (FUTURE) - TRANSPORTATION
STREETScape IMPROVEMENTS

COMMUNITY OF SAN MIGUEL

Appendix B
San Miguel Master Tree List with Tree Characteristics

The following table lists the characteristics of tree species that passed screening through both the first and second sets of criteria.

Table III: Tree Characteristics

TERTIARY CRITERIA	Height/ Breadth	Branch Strength	Life Span	Shade Capacity ¹	Shade Tree ²	Disease Prone	Fall Color	Evergreen	Shape	Texture	Ornamental	Spring Flowering	Allergen/ Irritant	PG & E Approved
SPECIES														
Acacia baileyana/ Bailey Acacia	to 30' x 40'	Weak	Short	M	✓	✓	✓	✓	Broad	✓	✓	✓		
Acer macrophyllum/ Bigleaf Maple	to 75' x 50'	Medium	Long	D	✓	✓	✓		Oval	✓				
Acer negundo v. californicum/ California box Elder	to 60' x 60'+	Weak	Long	D	✓	✓	✓		Oval	✓				
Angophora costata/ Gum Myrtle	to 50'	Medium	Long	MD	✓			✓	Cone	✓				
Arbutus menziesii/ Madone	to 100' x 80'	Strong	Long	MD	✓			✓	Round	✓	✓			
Arbutus unedo/Strawberry Tree	to 35' x 35'	Strong	Long	D	✓			✓	Round		✓			
Brachychiton acerifolius/ Illawarra Flame Tree	to 60' x 30'	Weak	Long	D		✓	✓		Cone		✓	✓ 10 yrs		
Calocedrus decurrens /Incense Cedar	to 90' x 15'	Medium	Long	VD				✓	Pyramid	✓	✓			
Cedrus deodara/ Deodar Cedar	to 80' x 40'	Medium	Long	MD	✓			✓	Pyramid	✓	✓			
Cercis canadensis/ Eastern Redbud	to 35' x 35'	Medium	Long	LM					Round		✓	✓		✓
Cercis occidentalis/ Western Redbud	to 18' x 18'	Medium	Long	M	✓	✓	✓		Round		✓	✓		✓
Chamaecyparis lawsoniana/ Lawson Cypress	to 60' x 18'	Strong	Long	D				✓	Pyramid	✓	✓			
Eucalyptus cinerea/ Silver Dollar Tree	to 55' x 45'	Unknown	Long	LM				✓	Round	✓	✓			
Eucalyptus nicholii/ Willow Peppermint	to 48' x 36'	Medium	Long	MD	✓			✓	Oval-Hrzt	✓				
Eucalyptus polyanthemos/ Silver Dollar Gum	to 75' x 45'	Medium	Long	M	✓			✓	Oval-Vrt	✓	✓			
Eucalyptus torquata/ Coral Gum	to 36' x 30'	Medium	Long	M	✓			✓	Oval/Open		✓	✓		
Fraxinus Americana/ White Ash	to 80' x 50'	Medium- Strong	Long	LM					Oval				✓	
Fraxinus angustifolia (oxycarpa)/ Raywood Ash	to 35' x 25'	Medium	Long	M	✓	✓	✓		Oval-Hrzt	✓			✓	
Heteromeles arbutifolia/ Toyon	to 25' x 20'	Medium	Long	D	✓			✓	Vase					✓
Jacaranda mimosifolia/ Jacaranda	to 50' x 50'	Weak	Long	MD	✓				Oval-Hrzt	✓	✓	✓	✓	
Koelreuteria bipinnata/ Chinese Flame Tree	to 40' x 40'	Medium	Medium—Long	M	✓	✓	✓		Round		✓	Late Summer		
Koelreuteria paniculata/ Golden Raintree	to 35' x 40'	Medium	Medium—Long	LM		✓	✓		Round		✓	Mid Summer	✓	
Lagerstroemia indica/ Crape Myrtle	to 25' x 25'	Medium	Medium—Long	M	✓	✓	✓		Round		✓	Summer		✓
Laurus nobilis/ Sweet Bay	to 40' x 40'	Medium	Medium—Long	VD ³	✓			✓	Oval-Hrzt					
Malus 'Prairifire'/ Flowering Crabapple	to 20' x 15'	Unknown	Long	Not Rated					Oval-Hrzt	✓	✓	✓		✓
Pinus attenuata/ Knobcone Pine	to 80' x25'	Medium	Medium—Long	D				✓	Oval-Vrt	✓			✓	
Pinus coulteri/ Coulter Pine	to 80' x 40'	Medium	Long	M	✓			✓	Cone-Vrt	✓			✓	
Pinus monophylla/ Single-leaf Pinion	to 25' x 15'	Medium	Long	M	✓			✓	Round	✓			✓	✓
Pinus monticola/ Western White Pine	to 60' x 20'	Medium	Long	M				✓	Cone	✓			✓	

Source: Shandon Area Master Tree Plan – T. Pullen, 2007

¹ Rated by the Urban Forest Ecosystems Institute as low, moderate, or densely leaved.
² Must be rated moderate (M) to densely (D) leaved and have a spread at least half of height to be considered a shade tree.
³ If allowed to grow into a tree

Table III: Tree Characteristics

TERTIARY CRITERIA	Height/ Breadth	Branch Strength	Life Span	Shade Capacity ⁴	Shade Tree ⁵	Disease Prone	Fall Color	Evergreen	Shape	Texture	Ornamental	Spring Flowering	Allergen/ Irritant	PG & E Approved
SPECIES														
Pinus ponderosa/ Ponderosa Pine	to 100'x 30'	Strong	Long	M				✓	Cone	✓			✓	
Pinus sabiniana/ Gray Pine	to 80'x 50'	Weak-Medium	Medium—Long	LM				✓	Cone	✓			✓	
Pistacia chinensis/ Chinese Pistache	to 60'x 40'	Strong	Long	M	✓	✓	✓		Oval-Vrt	✓	✓		✓	
Platanus acerifolia / London Plane Tree	to 80'x 40'	Strong	Long	LM-D					Oval				✓	
Platanus racemosa/ California Sycamore	to 80'x 50'	Medium	Long	M-D	✓				Spread				✓	
Populus fremontii/ Cottonwood	to 60'x 30'	Weak	Medium—Long	M	✓	✓	✓		Round				✓	
Prunus lyonii/ Catalina Cherry	to 45'x 30'	Medium	Long	D	✓	✓	✓	✓	Varied					
Prunus ‘Okame’/ Flowering Cherry	to 25'x 20'	Strong	Long ⁶	MD	✓	✓	✓		Oval-Vrt		✓			✓
Pseudotsuga menziesii/ Douglas Fir	to 160'x 30'	Strong	Long	M				✓	Pyramid	✓			✓	
Pyrus calleryana ‘redspire’/ Redspire Ornamental Pear	to 35'x 20'	Medium	Long	MD	✓	✓	✓		Oval-Vrt		✓			
Quercus agrifolia/ Coast Live Oak	to 70'x 70'+	Strong	Long	MD	✓			✓	Umbrella				✓	
Quercus chrysolepis/ Canyon Live Oak	to 60'x 60'	Strong	Long	MD	✓			✓	Round	✓			✓	
Quercus douglasii/ Blue Oak	to 50'x 70'	Strong	Long	M	✓				Round	✓			✓	
Quercus kelloggii/ California Black Oak	to 80'x 80'	Strong	Long	MD	✓				Round	✓			✓	
Quercus lobata/ Valley Oak	to 70'x 70'	Medium- Strong	Long	M	✓				Oval-Hrzt	✓			✓	
Quercus wislizenii/ Interior Live Oak	to 75'x 75'+	Strong	Long	D	✓			✓	Round	✓			✓	
Sequoia sempervirens/ Coast Redwood	to 90'x 30'	Strong	Long	D	✓			✓ ⁷	Cone	✓			✓	
Sophora japonica/ Japanese Pagoda Tree	to 70'x 70'	Medium	Medium—Long	MD	✓				Round	✓				
Thuja plicata/ Western Red Cedar	to 100'x 60'	Medium	Long	D	✓			✓	Cone	✓				
Umbellularia californica/ California Bay Laurel	to 25'x 25'	Strong	Long	D	✓			✓	Round				✓	

Source: Shandon Area Master Tree Plan – T. Pullen, 2007

⁴ Rated by the Urban Forest Ecosystems Institute as low, moderate, or densely leaved.

⁵ Must be rated moderate (M) to densely (D) leaved and have a spread at least half of height to be considered a shade tree.

⁶ This according to numerous nurseries (The Urban Forest Ecosystems Institute does not report a rated longevity for this tree).

⁷ Many sources disagree with evergreen status

Appendix B
San Miguel Master Tree List with Tree Characteristics

The following table lists the characteristics of tree species that passed screening through both the first and second sets of criteria.

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TERTIARY CRITERIA	Height/ Breadth	Branch Strength	Life Span	Shade Capacity ¹	Shade Tree ²	Disease Prone	Fall Color	Evergreen	Shape	Texture	Ornamental	Spring Flowering	Allergen/ Irritant	PG & E Approved
SPECIES														
Acacia baileyana/ Bailey Acacia	to 30' x 40'	Weak	Short	M	✓	✓	✓	✓	Broad	✓	✓	✓		
Acer macrophyllum/ Bigleaf Maple	to 75' x 50'	Medium	Long	D	✓	✓	✓		Oval	✓				
Acer negundo v. californicum/ California box Elder	to 60' x 60'+	Weak	Long	D	✓	✓	✓		Oval	✓				
Angophora costata/ Gum Myrtle	to 50'	Medium	Long	MD	✓			✓	Cone	✓				
Arbutus menziesii/ Madone	to 100' x 80'	Strong	Long	MD	✓			✓	Round	✓	✓			
Arbutus unedo/Strawberry Tree	to 35' x 35'	Strong	Long	D	✓			✓	Round		✓			
Brachychiton acerifolius/ Illawarra Flame Tree	to 60' x 30'	Weak	Long	D		✓	✓		Cone		✓	✓ 10 yrs		
Calocedrus decurrens /Incense Cedar	to 90' x 15'	Medium	Long	VD				✓	Pyramid	✓	✓			
Cedrus deodara/ Deodar Cedar	to 80' x 40'	Medium	Long	MD	✓			✓	Pyramid	✓	✓			
Cercis canadensis/ Eastern Redbud	to 35' x 35'	Medium	Long	LM					Round		✓	✓		✓
Cercis occidentalis/ Western Redbud	to 18' x 18'	Medium	Long	M	✓	✓	✓		Round		✓	✓		✓
Chamaecyparis lawsoniana/ Lawson Cypress	to 60' x 18'	Strong	Long	D				✓	Pyramid	✓	✓			
Eucalyptus cinerea/ Silver Dollar Tree	to 55' x 45'	Unknown	Long	LM				✓	Round	✓	✓			
Eucalyptus nicholii/ Willow Peppermint	to 48' x 36'	Medium	Long	MD	✓			✓	Oval-Hrzt	✓				
Eucalyptus polyanthemos/ Silver Dollar Gum	to 75' x 45'	Medium	Long	M	✓			✓	Oval-Vrt	✓	✓			
Eucalyptus torquata/ Coral Gum	to 36' x 30'	Medium	Long	M	✓			✓	Oval/Open		✓	✓		
Fraxinus Americana/ White Ash	to 80' x 50'	Medium- Strong	Long	LM					Oval				✓	
Fraxinus angustifolia (oxycarpa)/ Raywood Ash	to 35' x 25'	Medium	Long	M	✓	✓	✓		Oval-Hrzt	✓			✓	
Heteromeles arbutifolia/ Toyon	to 25' x 20'	Medium	Long	D	✓			✓	Vase					✓
Jacaranda mimosifolia/ Jacaranda	to 50' x 50'	Weak	Long	MD	✓				Oval-Hrzt	✓	✓	✓	✓	
Koelreuteria bipinnata/ Chinese Flame Tree	to 40' x 40'	Medium	Medium—Long	M	✓	✓	✓		Round		✓	Late Summer		
Koelreuteria paniculata/ Golden Raintree	to 35' x 40'	Medium	Medium—Long	LM		✓	✓		Round		✓	Mid Summer	✓	
Lagerstroemia indica/ Crape Myrtle	to 25' x 25'	Medium	Medium—Long	M	✓	✓	✓		Round		✓	Summer		✓
Laurus nobilis/ Sweet Bay	to 40' x 40'	Medium	Medium—Long	VD ³	✓			✓	Oval-Hrzt					
Malus ‘Prairifire’/ Flowering Crabapple	to 20' x 15'	Unknown	Long	Not Rated					Oval-Hrzt	✓	✓	✓		✓
Pinus attenuata/ Knobcone Pine	to 80' x25'	Medium	Medium—Long	D				✓	Oval-Vrt	✓			✓	
Pinus coulteri/ Coulter Pine	to 80' x 40'	Medium	Long	M	✓			✓	Cone-Vrt	✓			✓	
Pinus monophylla/ Single-leaf Pinion	to 25' x 15'	Medium	Long	M	✓			✓	Round	✓			✓	✓
Pinus monticola/ Western White Pine	to 60' x 20'	Medium	Long	M				✓	Cone	✓			✓	

Source: Shandon Area Master Tree Plan – T. Pullen, 2007

¹ Rated by the Urban Forest Ecosystems Institute as low, moderate, or densely leaved.
² Must be rated moderate (M) to densely (D) leaved and have a spread at least half of height to be considered a shade tree.
³ If allowed to grow into a tree

Table III: Tree Characteristics

TERTIARY CRITERIA	Height/ Breadth	Branch Strength	Life Span	Shade Capacity ⁴	Shade Tree ⁵	Disease Prone	Fall Color	Evergreen	Shape	Texture	Ornamental	Spring Flowering	Allergen/ Irritant	PG & E Approved
SPECIES														
Pinus ponderosa/ Ponderosa Pine	to 100'x 30'	Strong	Long	M				✓	Cone	✓			✓	
Pinus sabiniana/ Gray Pine	to 80'x 50'	Weak-Medium	Medium—Long	LM				✓	Cone	✓			✓	
Pistacia chinensis/ Chinese Pistache	to 60'x 40'	Strong	Long	M	✓	✓	✓		Oval-Vrt	✓	✓		✓	
Platanus acerifolia / London Plane Tree	to 80'x 40'	Strong	Long	LM-D					Oval				✓	
Platanus racemosa/ California Sycamore	to 80'x 50'	Medium	Long	M-D	✓				Spread				✓	
Populus fremontii/ Cottonwood	to 60'x 30'	Weak	Medium—Long	M	✓	✓	✓		Round				✓	
Prunus lyonii/ Catalina Cherry	to 45'x 30'	Medium	Long	D	✓	✓	✓	✓	Varied					
Prunus ‘Okame’/ Flowering Cherry	to 25'x 20'	Strong	Long ⁶	MD	✓	✓	✓		Oval-Vrt		✓			✓
Pseudotsuga menziesii/ Douglas Fir	to 160'x 30'	Strong	Long	M				✓	Pyramid	✓			✓	
Pyrus calleryana ‘redspire’/ Redspire Ornamental Pear	to 35'x 20'	Medium	Long	MD	✓	✓	✓		Oval-Vrt		✓			
Quercus agrifolia/ Coast Live Oak	to 70'x 70'+	Strong	Long	MD	✓			✓	Umbrella				✓	
Quercus chrysolepis/ Canyon Live Oak	to 60'x 60'	Strong	Long	MD	✓			✓	Round	✓			✓	
Quercus douglasii/ Blue Oak	to 50'x 70'	Strong	Long	M	✓				Round	✓			✓	
Quercus kelloggii/ California Black Oak	to 80'x 80'	Strong	Long	MD	✓				Round	✓			✓	
Quercus lobata/ Valley Oak	to 70'x 70'	Medium- Strong	Long	M	✓				Oval-Hrzt	✓			✓	
Quercus wislizenii/ Interior Live Oak	to 75'x 75'+	Strong	Long	D	✓			✓	Round	✓			✓	
Sequoia sempervirens/ Coast Redwood	to 90'x 30'	Strong	Long	D	✓			✓ ⁷	Cone	✓			✓	
Sophora japonica/ Japanese Pagoda Tree	to 70'x 70'	Medium	Medium—Long	MD	✓				Round	✓				
Thuja plicata/ Western Red Cedar	to 100'x 60'	Medium	Long	D	✓			✓	Cone	✓				
Umbellularia californica/ California Bay Laurel	to 25'x 25'	Strong	Long	D	✓			✓	Round				✓	

Source: Shandon Area Master Tree Plan – T. Pullen, 2007

⁴ Rated by the Urban Forest Ecosystems Institute as low, moderate, or densely leaved.
⁵ Must be rated moderate (M) to densely (D) leaved and have a spread at least half of height to be considered a shade tree.
⁶ This according to numerous nurseries (The Urban Forest Ecosystems Institute does not report a rated longevity for this tree).
⁷ Many sources disagree with evergreen status

APPENDIX C **COMMUNITY OUTREACH**

Engage all segments of the community to gather relevant information regarding community needs and priorities through community visioning, surveys, and continuous feedback to ensure all ideas are incorporated.

Appendix C courtesy of California Polytechnic State University, SLO



Appendix C – Community Outreach

Appendix C has been prepared by:

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APPENDIX C: COMMUNITY OUTREACH PROGRAM

Community involvement in the planning process is vital for gathering relevant information about community's needs and priorities. In order to actively involve the community in development of the San Miguel Community Plan Update an outreach program was developed to engage all segments of the community. The outreach program consisted of three community workshops, community questionnaire, Visual Preference survey, visits to Lillian Larsen Elementary School, targeted outreach to the Spanish-speaking community Flyers (Appendix B, Figures B-1 to B-4) promoting the workshops and their respective objectives were distributed within San Miguel, hand-delivering them to local businesses. San Luis Obispo County sent out letters (Appendix B, Figure B-5) inviting property owners in San Miguel to attend the workshop.

The first workshop, held in October 2010, served as a community visioning exercise to address local issues, the needs and desires of community members, and to learn about the preferred types of development they would like to see San Miguel. The second workshop was held in December 2010 to explore opportunities within two alternative concept plans for future development that were based on the community feedback from the first workshop. The final workshop was held in January when the community reviewed a consensus plan that incorporated the feedback from the previous two workshops.

WORKSHOP 1: COMMUNITY VISIONING

Beginning the public outreach program with community visioning is important to gain a clear understanding of the general direction in which the community wants to grow, physically, socially, and economically.

The effort in promoting public input contributed to a successful first workshop held in October 2010. Valuable input from the community was gathered through an interactive approach between all participating parties during the workshop. The workshop began with a presentation of San Miguel's existing conditions, with information provided by the Cal Poly Consulting Team and San Luis Obispo County staff. Workshop activities included a visual preference survey, a community survey, and an interactive mapping exercise.

The physical aspect of development and design is essential to satisfy the community members vision for the future of San Miguel. A visual preference survey was conducted to better understand the types of development San Miguel community members desired. A total of 42 images were presented, including: downtown commercial, commercial outside of downtown, mixed-use development, streetscape, public spaces, parks, single family residential, and multi-family residential developments. Participants evaluated each image on a numerical scale ranging from positive three to negative three. There were common themes that resulted from the visual preference survey with regards to areas of commercial, mixed-use, residential, public space, and streetscape development, which helped guide the development of concept design plans.

The following pages provide the summaries of the survey results. See Appendix B, Figure B-5 for the Visual Preference Survey Poster used at Workshop 2.



Figure 2-1: Workshop participants collaborating on ideas for San Miguel's future.
(Cal Poly, 2010)

VISUAL PREFERENCE SURVEY

Downtown Commercial

The community responded positively to the images of downtown commercial development that encompasses the historic character within its physical design, particularly with that of older, small-town characteristics. Varied rooflines and façade details, such as the use of traditional-appearing materials and size and placement of windows and doors, are also qualities of downtown commercial development that the community would like to see in future development (Figure 2-2 and Figure 2-3).

AVERAGE: 2.6
MODE: 3

POSITIVE COMMENTS:
Historic Character
Old Town Feel
Varierd Rooflines

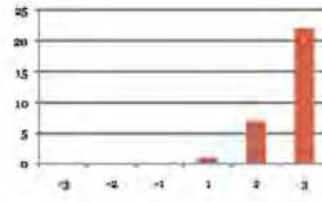


Figure 2-2: Downtown commercial development incorporating historic, Western character and varied materials and facades.

AVERAGE: 1
MODE: 2

POSITIVE COMMENTS:
Historic Character
Old Town Feel
Facade Materials Vary

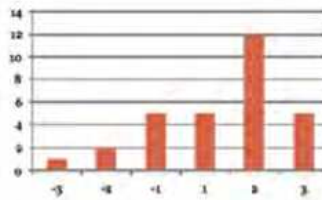


Figure 2-3: Downtown commercial development with varied rooflines and materials.

Commercial outside of Downtown

In regards to commercial development outside of the downtown area, the community preferred to see development that incorporated the rustic feel and rural character of the town. The community also expressed the need for sufficient parking within the commercial development (Figure 2-4).

AVERAGE: 2
MODE: 2

POSITIVE COMMENTS:
Rustic Feel
Rural Character
Good Parking

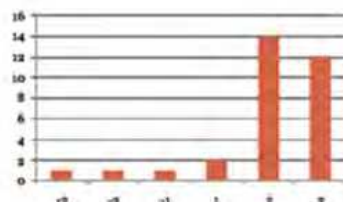


Figure 2-4: Commercial development outside of downtown incorporating rural characteristics and sufficient parking.

Mixed Use

The community responded positively to the idea of bringing mixed use development into the downtown area with a few exceptions. The community would like to see mixed use development that incorporates the old town feel of the town, similar to the existing mixed use within the town. The community also expressed that the building height should not exceed two stories (Figure 2-5).

AVERAGE: 1.6
MODE: 2

POSITIVE COMMENTS:

Old Town Feel
Similar to Existing San Miguel

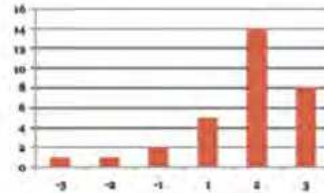


Figure 2-5: Mixed-use development with old-town style architectural style and limited height.

Multi-Family Residential

Neighborhood-oriented multi-family development was the top-rated form of multi-family residential development preferred by the community. They would want multi-family development that resembles existing single-family residential development within San Miguel, where there are outdoor areas for family recreational enjoyment and where building density does not disrupt a “family feel” (Figure 2-6).

AVERAGE: 1.4
MODE: 2

POSITIVE COMMENTS:

Nice Family Feel
Neighbor Friendly

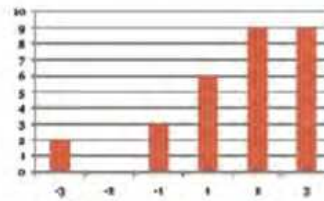


Figure 2-6: Multi-family residential development resembling single-family residential characteristics.

Single Family Residential

A reflection of traditional-style architecture found in existing neighborhood areas in the community is what the community would like to see in future single-family development. Front porches and detached garages or garages set back from the front yard are two of the most common themes that emerged from the Visual Preference Survey regarding future single-family development (Figure 2-7).

AVERAGE: 1.5
MODE: 3

POSITIVE COMMENTS:

Porch Style
Detached Garage

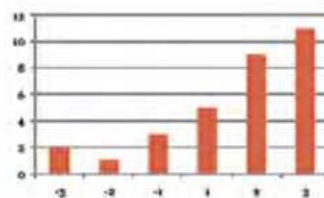


Figure 2-7: Single-family housing with a porch and detached garage.

Streetscape

The community expressed a desire to develop the existing streetscape into a pedestrian friendly environment with wider sidewalks (Figure 2-8). The community also responded positively to covered sidewalks in the downtown area to provide shelter from the natural elements, and vegetation along the sidewalks to provide an aesthetically pleasing environment (Figure 2-9).

AVERAGE: 1.3
MODE: 1

POSITIVE COMMENTS:
People Friendly
Sidewalk Width
Landscaping

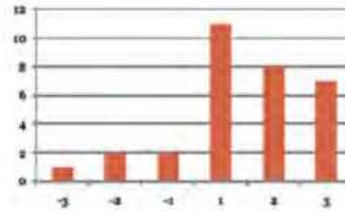


Figure 2-8: Streetscape with a wide, pedestrian-friendly sidewalk.

AVERAGE: 1.3
MODE: 3

POSITIVE COMMENTS:
Very Inviting Space
Friendly Atmosphere
Covered Sidewalk

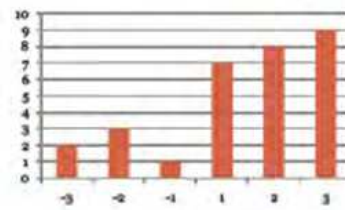


Figure 2-9: Streetscape incorporating covered sidewalk and aesthetic vegetation.

Public Space

The community expressed a desire to expand the existing park space to include a large shaded play area for the youth and a gazebo that can be used as the center of recreational events such as community barbecues (Figure 2-10). In regards to public space within the downtown area, the community responded positively to the creation of space that resembles a European style to attract tourists (Figure 2-11).

AVERAGE: 2.7
MODE: 3

POSITIVE COMMENTS:
Large Shaded Play Area
The Gazebo

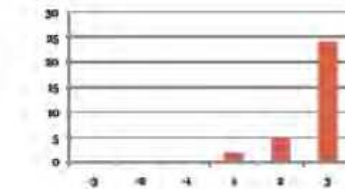


Figure 2-10: Public park with large, shaded recreational space and a gazebo.

AVERAGE: 1.4
MODE: 2

POSITIVE COMMENTS:
Cozy Space
Tourist Attraction
European Feel

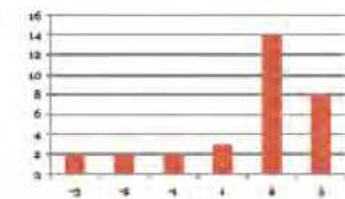


Figure 2-11: Public space with European characteristics to attract tourists.

COMMUNITY SURVEY

A community survey was administered during the first workshop. The survey contained 20 questions that addressed aspects in the community to be maintained, added, or changed (Appendix B, Figure B-7 to B-14). The survey topics included general demographics, features about San Miguel that the community would like to preserve, desired changes, preferred growth patterns, economic expansion, and recreational opportunities. The survey was posted online to allow those not present at the workshop to participate in the visioning process.

An abbreviated version of the community survey was used for post-workshop outreach conducted with Spanish speaking members of the community. The survey consisted of eight of the most relevant questions toward understanding community preferences for future growth and development.

One of the main questions in both the original and abbreviated surveys asks what individuals would like to change the most in San Miguel. There were a wide variety of answers provided by the respondents; however, the following summarize the most prevalent themes:

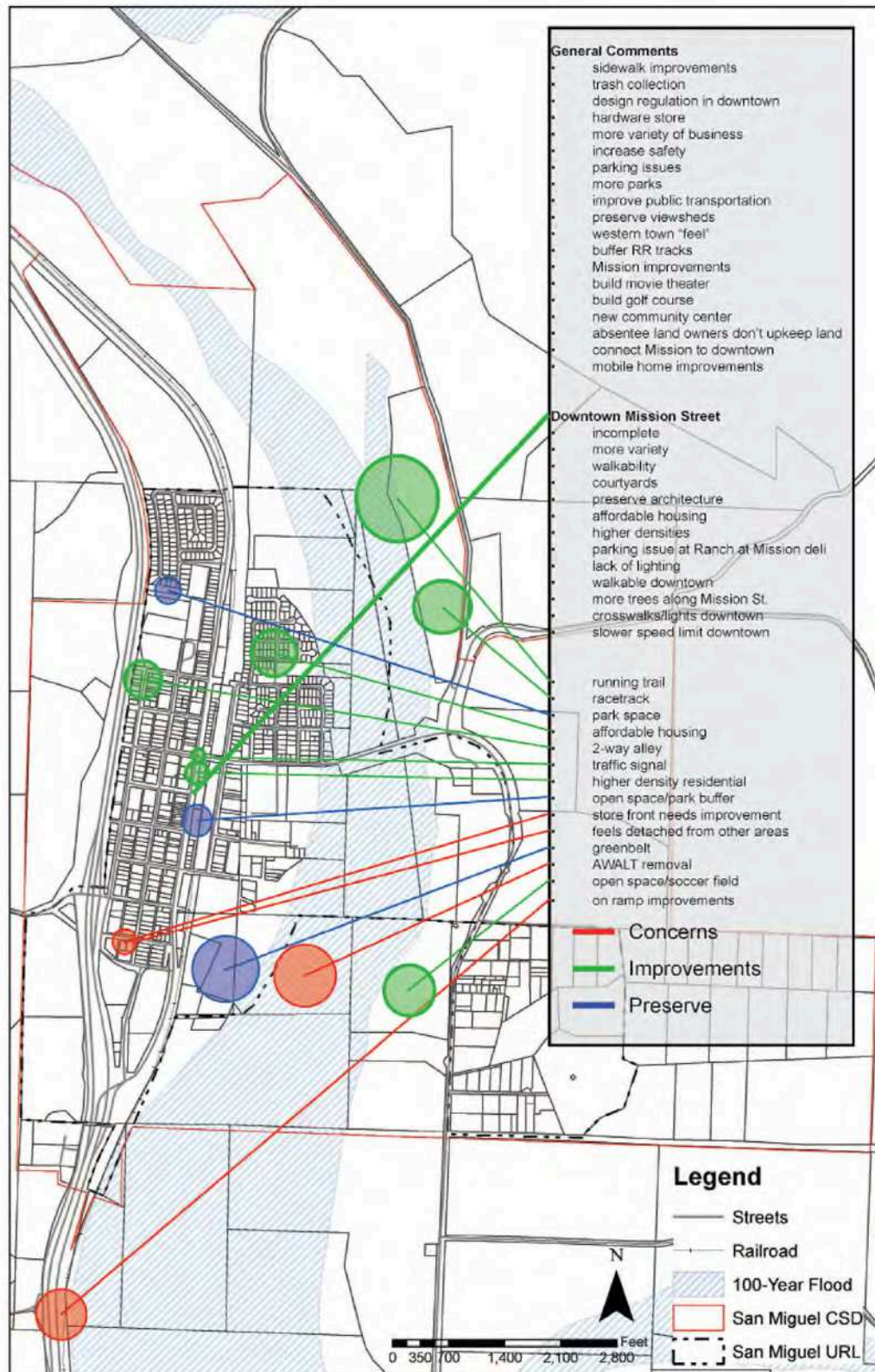
- Focus on the development of downtown and make it a destination for residents and visitors. Increase affordable opportunities for locally owned businesses to start and grow.
- Preserve the historic resources and buildings within San Miguel.
- Instill a sense of pride for community members by maintaining properties in an aesthetic manner. Refresh and update buildings throughout the community.
- Promote walkability throughout San Miguel by encouraging street improvements with sidewalks and crosswalks. Residential and commercial developments should be planned accordingly.

Break-out Session and Mapping Exercise

A third component of the workshop was small-group discussion, lead by the Cal Poly Consulting Team, and a mapping exercise. A personal worksheet was provided to gather additional qualitative information (Appendix B, Figure B-15). Four areas of interest were discussed, including positive aspects of San Miguel, primary concerns, missing elements in the community, and vision of the future. The Consulting Team facilitated discussion of these ideas and assisted community members to express their ideas graphically through a mapping exercise (Figure 2-1). Map CO 2-1 provides a summary of all the comments resulting from the participants who completed the mapping exercise.

WORKSHOP 1 MAPPING EXERCISE SUMMARY

Community Outreach Map 2-1



POST WORKSHOP 1 OUTREACH

Additional outreach methods were designed to gather input from the Spanish-speaking community as this community group was underrepresented at the first workshop. The post workshop outreach program was less formal, where the Cal Poly Consulting Team met with community members to discuss issues on a personal basis. A list of contacts with community representatives was created with the intention of receiving input on how to reach out to the Spanish-speaking community.

Visit to Lillian Larsen School

The Consulting Team was directed to the local food bank at Lillian Larsen Elementary School, where a large majority of the recipients are members of the Spanish-speaking community. It was here that the Consulting Team spoke with those present at the school about the purpose of the visit and the importance of participating in the community planning process. Many of the community questionnaires were conducted at school; others were distributed and returned at local businesses and restaurants, and some were left at the community health center to be collected at a later date.

Visit to the Community Health Center

On the second visit to the community health center, the Consulting Team's outreach was expanded to gather input from the patients in the reception office through their completion of the community surveys and informal conversation. The feedback was a continuation of a common theme: expanding and maintaining small-town characteristics, enhancing abandoned and deteriorating existing development, and promoting San Miguel's downtown as a central gathering space that draws attention to visitors and residents. An employee at the health center pointed the Consulting Team back to Lillian Larsen Elementary School as a prime location to reach out to the Spanish-speaking community, as many parents pick up their children after school. Not only did visit to Lillian Larsen Elementary School succeed in reaching out to members of the Spanish-speaking community, but it also allowed the Consulting Team to reach out to the children of San Miguel.



Figure 2-12: Reaching out to the Spanish-speaking community at Lillian Larsen Elementary Bake Sale.
(Cal Poly, 2010)

**Visit to
Bake Sale**

Fifth grade students were hosting a Halloween bake sale, which proved to be an important venue to gather input from the students (Figure 2-12). Additionally, the teachers at the school invited the Consulting Team to speak to the eighth grade classes about the importance of participatory planning and becoming involved workshops.

Questionnaires

Questionnaires were also distributed at two local Mexican food eateries—Dos Padres and the Carniceria—as well as the Mission Market & Deli, to collect additional information from Spanish-speakers. By the end of the post workshop public outreach program, 54 questionnaires from the Spanish speaking community were obtained.

The informal public outreach approach provided a valuable feedback from the Spanish-speaking community. This approach has also been well-received by participating members of the community workshops during roundtable discussions, creating a more relaxed discussion atmosphere to allow for an easier flow of communication between both participants and the Consulting Team.

A wide range of feedback was received from a diverse population, allowing a full understanding of the issues facing San Miguel. Taking an informal approach with the community allowed for additional feedback that lead to a better understanding of the community's goals.

COMMUNITY SURVEY RESULTS AND ANALYSIS

The data gathered through the community survey was tabulated and reviewed to gain a better understanding of community viewpoints. The surveys collected on the County's website and during the workshop, and those administered in person by the Consulting Team during on-site visits to San Miguel displayed similar results. These viewpoints provided insight into community goals that will further aid the Consulting Team during subsequent events and processes.

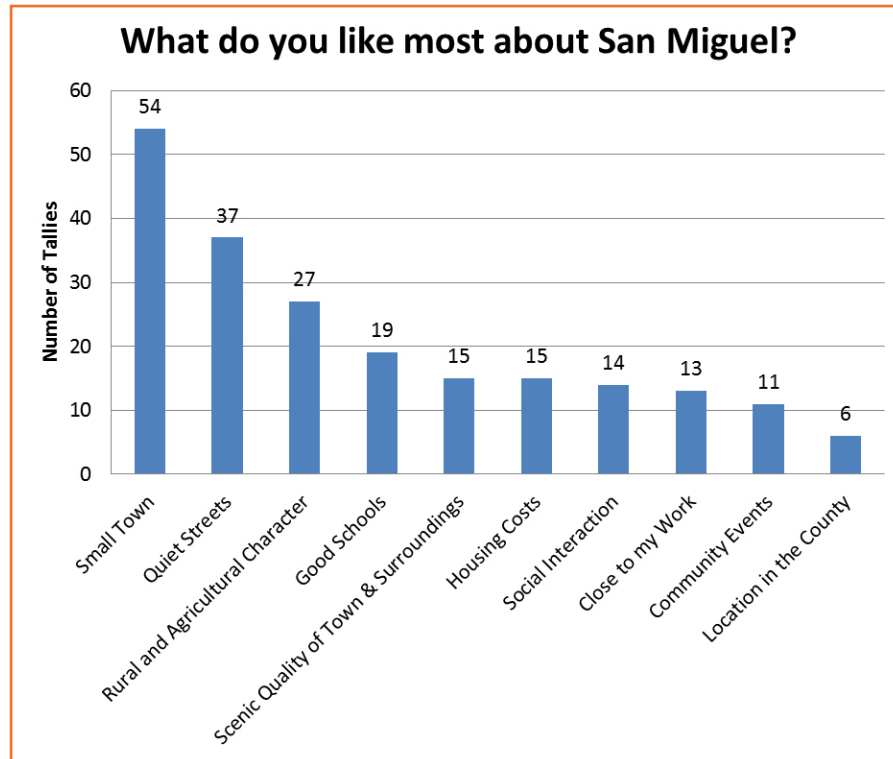


Figure 2-13: The community's preference of current characteristics based on the community survey conducted in December 2010.

(Cal Poly, 2010)

Results show that the main priorities in San Miguel revolve around maintaining the small-town characteristics of the community while only developing within the existing developed areas of San Miguel (Figure 2-13 and Figure 2-14). This information has informed development of the two alternative concept plans for the future growth of San Miguel.

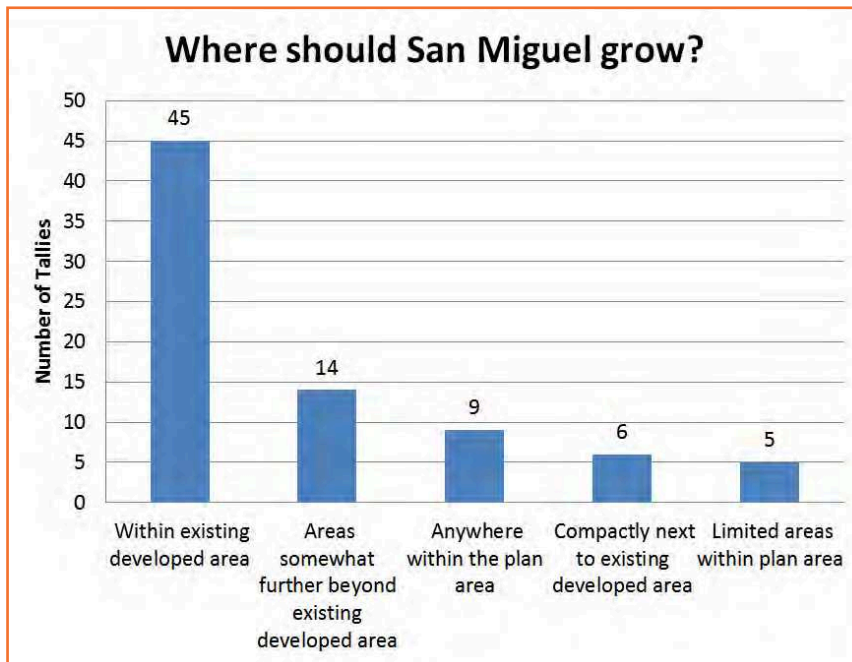


Figure 2-14: The community's preference on location of future development based on the community survey conducted in December 2010.

(Cal Poly, 2010)

The participating community members prefer development to be within the existing developed areas, with areas of development expanding past the existing developed areas as a secondary preference. This data informed the Consulting Team's development of the two concept designs in determining boundaries for designing proposed development and accommodating future growth.

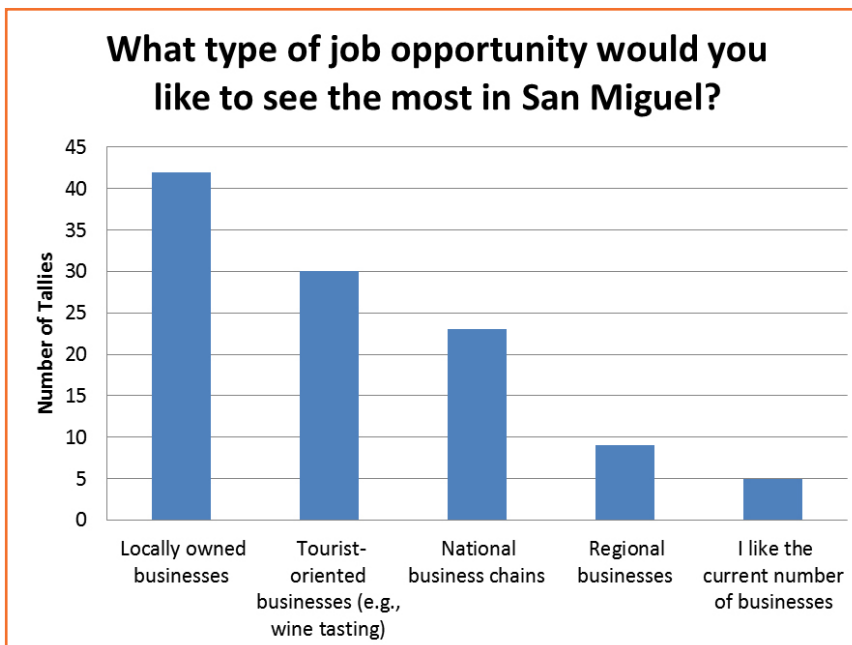


Figure 2-15: The job opportunities that the community wants to see grow based on the community survey conducted in December 2010.

(Cal Poly, 2010)

The community would prefer to expand locally owned businesses, particularly in groceries, clothing, entertainment and health services, and to capitalize on the community's natural resources to develop tourist-oriented opportunities (Figure 2-15 and Figure 2-16). This information informed the Consulting Team about the type of job opportunities and land uses that could be included in the concept places.

Which businesses would you most like to see made available or expanded in San Miguel?

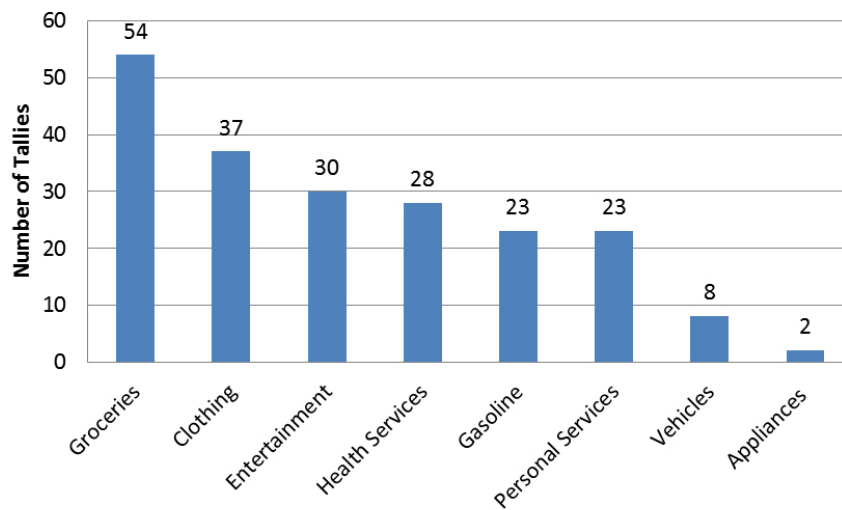


Figure 2-16: The businesses that the community wants to see made available or expanded in San Miguel based on the community survey conducted in December 2010.
(Cal Poly, 2010)

In a more specific sense, the community's priorities focus on the addition of more activities that cater toward families and children, and the development of a town center to continue community congregation while maintaining attractive streets with plenty of pedestrian access (Figure 2-17). These priorities show a strong affinity toward community-enabling activities, as they are all oriented around priorities that would bring individuals together in social settings. The desire for community park improvements, while mainly a physical attribute, shows a need for a well-kept area in which community interaction can take place.

Frequently addressed issues from the first workshop visioning exercises revealed the community's interest in developing diverse housing types, improving the storm water drainage system, and improving public transportation services. The community also expressed a desire to increase the maintenance of local parks.

OUTREACH TO THE SPANISH COMMUNITY

The analysis of the community outreach directed to the Spanish-speaking community resembled many of the same aspects as the information received from the first workshop and online survey; however, this portion of the community showed different priorities. The Spanish-speaking community expressed their concerns for increased security, which includes more street lighting and crosswalks. This portion of the community would also like to see an increase in police presence within the area. Increasing the amount of entertainment options for both children and adults was a big concern, as well as the expansion of jobs as career opportunities.

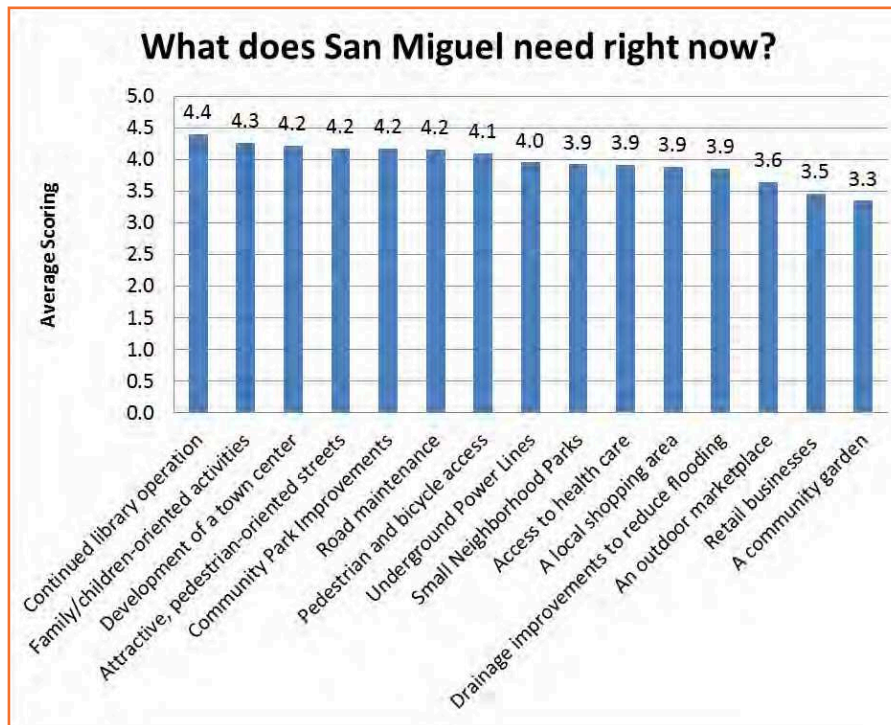


Figure 2-17: The primary focus of community needs within San Miguel based on the community survey conducted in December 2010.

(Cal Poly, 2010)

WORKSHOP 2: EXPLORING OPPORTUNITIES

Because community input is a key contributor to the development of a successful community plan, it is important that the community be involved in all steps of the development process. The second workshop was held in December 2010 with the main objective to receive feedback on two concept plans, Concept “A” and Concept “B”, developed by the Consulting Team. After a presentation describing each concept design and the logic behind the details of each concept, roundtable discussions were established to receive the community’s input on the two plans. This feedback later served as a guide in selecting the features of the concept plans that the community prefers and synthesizing the two plans into one, consensus plan.

Despite efforts to reach out to the Spanish-speaking community, members of this community group were still not present at the second workshop, and the turnout was disappointingly lower than the first workshop. It is important to note, however, that the smaller turnout could have been due to the time when the workshop was held, a weeknight, versus the weekend morning when the first workshop was held. Most of the feedback from the discussions was positive. Those present from the community enjoyed the innovative concepts to promote a sustainable, walkable, and economically viable San Miguel. They were pleased that much of what they expressed about the future of San Miguel was reflected in the two concept plans such as focusing on connectivity to the downtown area as a catalyst for inspiring economic growth and specialized, local jobs and careers, or limiting the density in future development to preserve small-town characteristics. For future housing, the community prefers an emphasis on single-family housing and to steer away from multi-family housing development due to its denser design. However, the community preferred less focus on housing development altogether, and more focus on non-residential development to allow for job growth.

CONCEPT “A”

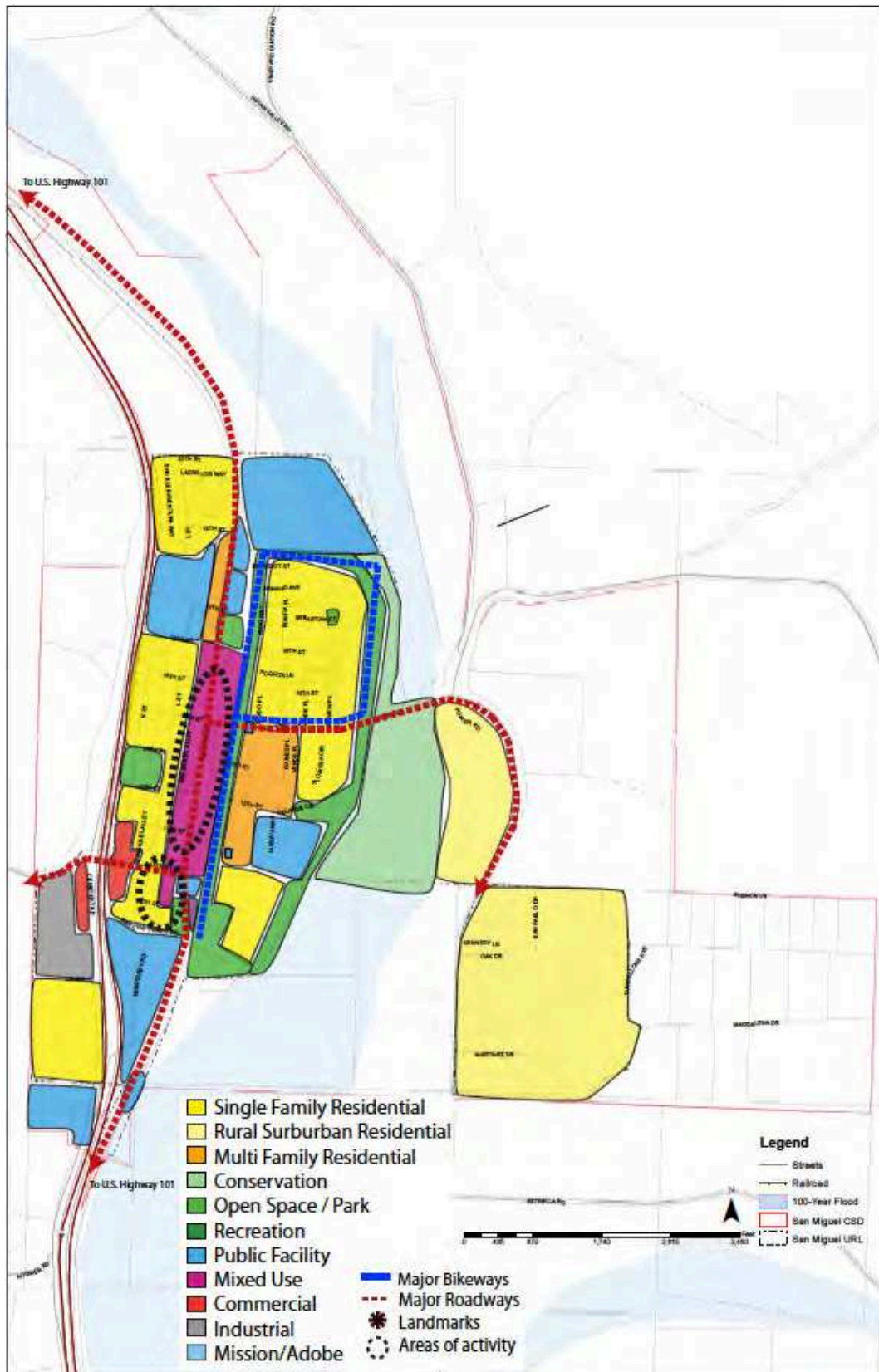
The Concept “A” Alternative Plan (Map CO 2-2) is based on a projected population of 3,756 residents at full build-out based on an average household size of 3.03 persons. The term “full build-out” refers to the maximum development and population that can be accommodated based on the development types and their allowed densities; however, development typically will never reach full build-out. Key features relevant to this plan are:

- Adaptive reuse of the Purina Chows building as a community center
- Extensive trail system and habitat restoration efforts east of the railroad tracks
- Central community plaza located on Mission Street
- Established commercial district along Mission Street
- Proposed high school located near the eastern end of 11th Street
- Cultural arts district located near Mission San Miguel Arcangel
- Light industrial center located on the western edge of 10th Street
- Recycled water system in the existing water treatment facility

More specifics on the land use designations are on Map CO 2-2.

ALTERNATIVE "A" CONCEPT PLAN

Community Outreach Map 2-2



CONCEPT “B”

The Concept “B” Alternative Plan (Map CO 2-3) is based on a projected population of 6,819 residents at full build-out. This is based on the assumption that San Miguel will reach estimated concept plan build-out which represents capacity at a reasonable development potential. Like Concept “A”, Concept “B” was designed on an average household size of 3.03 persons. Key features relevant to this plan are:

- Expanded urban reserve line along the northern edge of town and on San Lawrence Terrace
- Develop San Lawrence Terrace as a planned-unit development with a high school as a center
- Tourism as a catalyst for economic growth
- Promotion of Specialty Manufacturing
- Mission Street as a downtown core
- Creation of Highway Commercial
- 10th Street Connection to San Lawrence Terrace (bridge)
- Maintenance of small town character
- Compact urban form

More specifics on the land use designations are on Map CO 2-3.

Much concern, however, was raised with the means of funding either of these alternative concept plans and the majority of the discussions focused around this issue. However, there was still vital input that was gathered for the use of developing the final concept plan, such as locations where park space development could not occur due to private ownership of the proposed location.

ALTERNATIVE "B" CONCEPT PLAN

Community Outreach Map 2-3



WORKSHOP 3: DEVELOPING A CONSENSUS PLAN

More than forty community members and interested individuals took part in the third and final workshop, the largest turnout of the workshop series. The workshop presentation consisted of three primary areas: findings of previous workshop discussions, development of Draft Consensus Plan, and key features of the Draft Consensus Plan. The workshop began with a presentation that summarized the discussion and findings from the previous two workshops (Maps CO 2-4 to CO 2-8). This provided those in attendance a better understanding if they had not participated previously and served to confirm the intentions of those who had. The process for the Draft Consensus Plan development was reviewed and included brief presentations on the alternative concept plans, and incorporation of workshop findings into the Consensus Plan. The Draft Consensus Plan was presented simultaneously in four stations, each concentrating on one of the four main topic areas:



Figure 2-18: Presentation and Discussion Areas



Figure 2-19: Workshop participants talking with presenters

Residential Development; Circulation, Parks, and Public Facilities; Downtown District and Downtown Core; and Service Commercial Districts (Figure 2-18). This was followed by the opportunity for public comment (Figure 2-18).

Attendees were assigned starting stations and rotated through all of the stations. Key features of each topic area were presented; workshop attendees were asked to complete a survey at the end of each rotation (Figure 2-19). Also included in this activity was a “dot exercise” at each station. Workshop attendees were asked to place a dot in either a “Yes” or “No” box, specific to each feature, to illustrate which features were liked and disliked (Figure 2-20).

This method provided a considerable amount of feedback and the input from workshop attendees was acknowledged directly by the Consulting Team. The third workshop was deemed a resounding success with considerable input from workshop attendees.



Figure 2-20: Workshop participants walking around, looking at the different district maps

SAN MIGUEL DRAFT CONSENSUS PLAN

Community Outreach Map 2-4



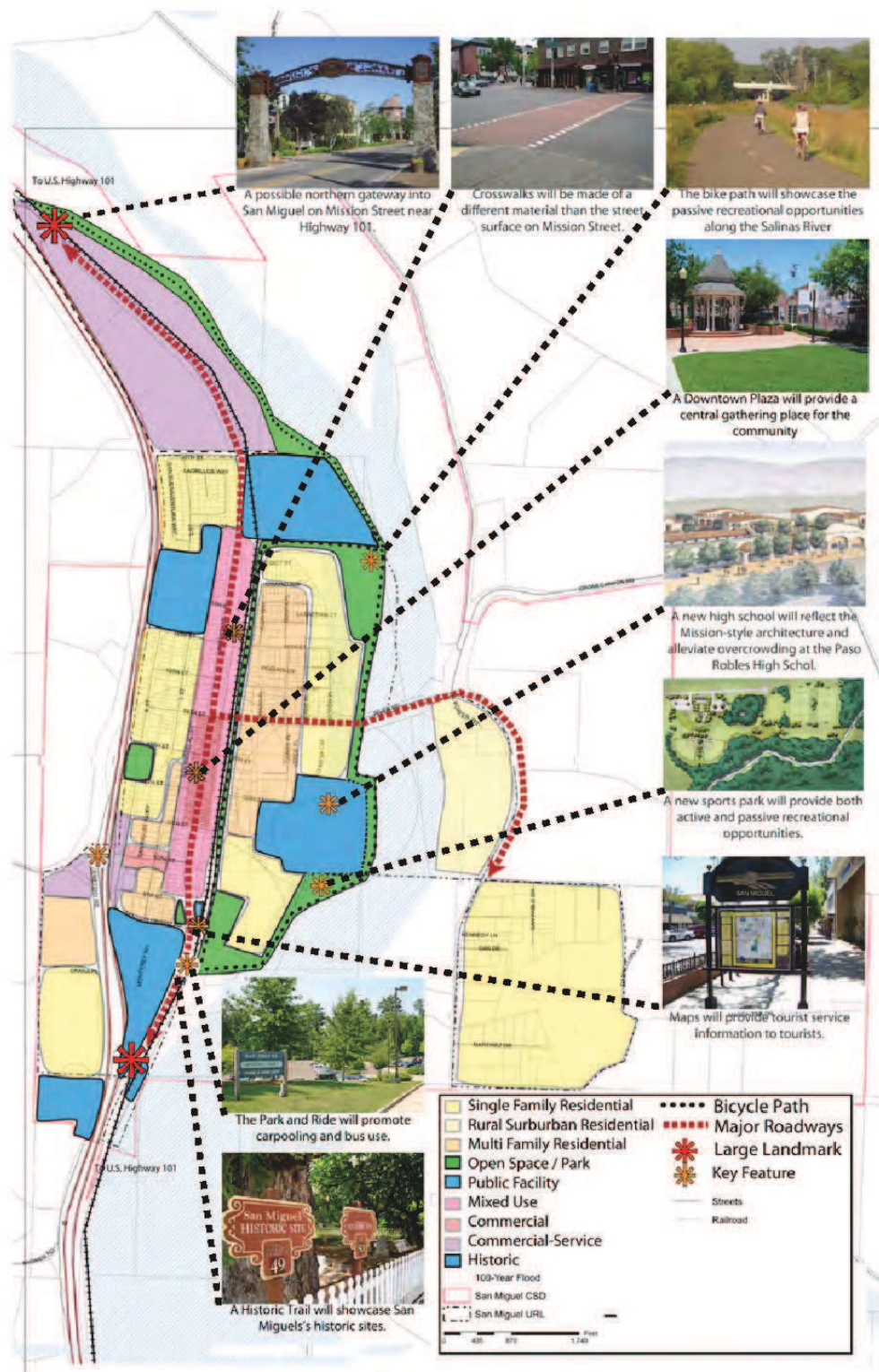
RESIDENTIAL DEVELOPMENT KEY FEATURES

Community Outreach Map 2-5



CIRCULATION, PARKS & PUBLIC FACILITIES KEY FEATURES

Community Outreach Map 2-6



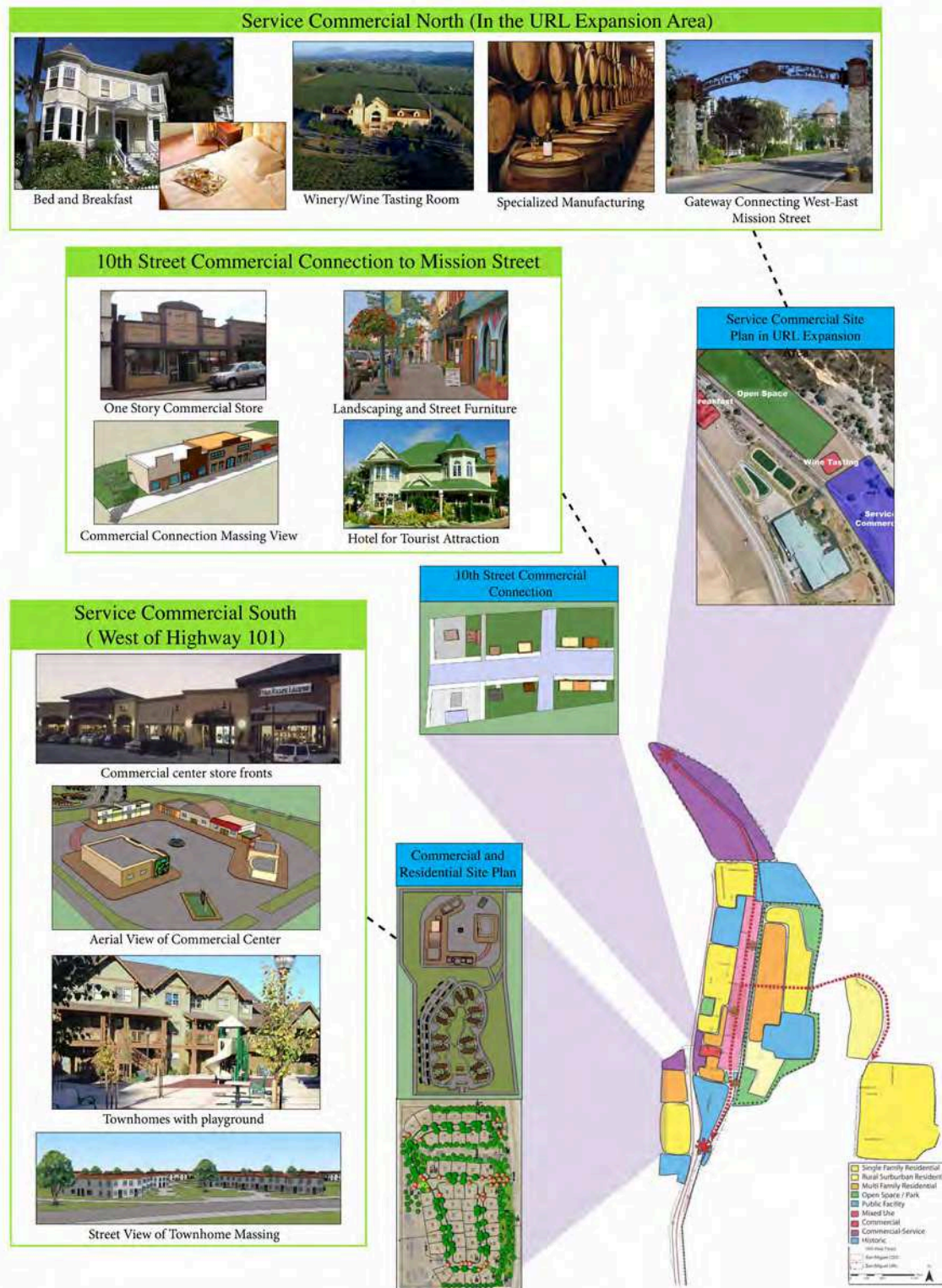
DOWNTOWN DISTRICT & DOWNTOWN CORE KEY FEATURES

Community Outreach Map 2-7



SERVICE COMMERCIAL KEY FEATURES

Community Outreach Map 2-8



WORKSHOP 3 FEEDBACK

The Draft Consensus Plan's four main topic areas and their respective key features were well received by community members. Key comments and responses are summarized below.

Residential Development

- Proposed single-family residential south of 11th Street may become a self-help housing project with increased density.
- Proposed multi-family west of Highway 101 needs to be redesigned to accommodate proximity to Highway 101.
- San Lawrence Terrace density should not be increased, and commercial development of any form should be avoided.
- The increased density for housing closer to downtown was well received, with decreasing density further from the downtown core.

Circulation, Parks & Public Facilities

- The 10th Street on-ramp improvement to Highway 101 is a high priority to reduce flow on Cemetery Road.
- Downtown Park-n-Ride lot should be converted to visitor parking. The Park-n-Ride itself should remain at its current location near Highway 101.
- Bike and walking trail should be extended to senior housing and merge with the proposed De Anza County Trail. Property rights in the flood plain may be an issue and needs to be looked into with the County.
- Groundwork for the historic walking trail is already complete, it simply needs improvements.
- North Mission Street gateway should steer away from the concept of a gateway, and more of a landmark. Landmarks should be on both north and south ends of Mission Street.
- The need for the high school is questionable; other high schools may have been already proposed elsewhere outside of San Miguel.
- Alleyways in residential area west of Mission Street are becoming one-way paths.

Downtown District and Downtown Core

- The mixed-use concept between 11th and 14th Streets is desirable provided that density does not become too intense.
- Adaptive reuse of the barn between 10th and 11th Streets as a tasting room and art gallery is desirable.
- Alleyways should be named.

Service Commercial

- Topography issues (slope) on 10th Street creates a problem for the proposed local commercial services.
- Expansion of URL is desirable to accommodate passive recreation, commercial services, and the expansion of the wine distribution center.
- The reinstallation of the bed and breakfast was well received.

POST WORKSHOP 3 OUTREACH

District English Learner Advisory Committee

The third workshop was a large success with the community members excited for the progress made in the development of the Draft Consensus Plan. Most of the features were well received and comments, both positive and negative, were considered and incorporated into the development of the final Consensus Plan. The overall mood from this workshop suggests that the community is looking forward to the progress in finalizing the Consensus Plan and the adoption of the 2035 San Miguel Community Plan Update.

Due to the lack of attendance by the Spanish-speaking community at the third workshop, a post-workshop outreach program was prepared. The post-workshop outreach program took the presentation directly to the Spanish-speaking community at a District English Learner Advisory Committee (DELAC) meeting. DELAC represents the student council for the Spanish-speaking community of Lillian Larson Elementary School. Members of the committee were presented a condensed version of the workshop presentation, highlighting the key features of the Draft Consensus Plan. As the key features were presented, surveys were filled out to gather input. The survey results revealed that a majority of the Spanish-speaking community responded positively to many of the key features. All positive and negative comments were incorporated into the final consensus plan for San Miguel.

CONCLUSION

The results of the outreach efforts revealed that the community's preference for physical development is to maintain the historic character of San Miguel, particularly in development outside the main commercial core via architectural style and limited density. Development in the commercial core on Mission Street should encompass architectural elements to contribute to European-style characteristics in order to attract tourists and business opportunities and to foster economic growth. Housing development is preferred to focus on single-family versus multi-family housing to preserve existing small town development patterns.

Pedestrian circulation and connectivity throughout the town are also priorities for the community, especially in creating an aesthetic connection from the Mission to the downtown core. Opportunities for economic growth through tourist attraction and capitalizing on San Miguel's natural resources was a primary focus as there are opportunities in surrounding vineyards and open space to allow for pedestrian-friendly recreational uses and the potential for bike trails.

Sustaining San Miguel's natural resources is a particular concern for residents of San Miguel, especially with the town's water resources. They enjoy ideas entertained in the conceptual designs to conserve water, such as utilizing recycled water to sustain a larger community with limited water supply.

The community feedback from the public outreach efforts has provided a significant amount of valuable information with which the Consulting Team can work. The goal of the Consulting Team is to make the community's vision of San Miguel's future a concrete reality for both current and future residents to thrive.